abbotFox

Calthorpe Road, Norwich
£1,850

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**

THE DETAIL___

AbbotFox is delighted to present this exceptional, generously proportioned, furnished semi-detached house situated a mere 10-minute stroll from the University of East Anglia (UEA) and just minutes away from local shops to the WEST of Norwich, nestled in the sought-after student enclave of West Earlham.

DESCRIPTION:

Hallway 6’5” x 4’4”

Welcoming entrance leading to:

Cloakroom
Equipped with a low-level WC and washbasin.

Lounge
Bright and airy space with a window overlooking the front aspect.

Bedroom Four (Double)
Features a window offering views of the rear aspect.

Kitchen 12’11” x 9’1”
Fitted with a range of wall and base units, complete with a cooker, fridge/freezer, and washing machine. Tiled floor, window to the front aspect, and an archway leading to the dining room.

Dining Room 11’0 x 6’8”
Tiled floor, two storage cupboards, and a window providing views of the rear aspect.

Conservatory
Featuring a window to the side aspect and a door leading to the garden.

First Floor Landing

Bedroom One (Double) 13’6”max x 10’10”
Spacious double bedroom with a window overlooking the front aspect.

Bedroom Two (Double) 12’2” x 9’2”min
Double bedroom with windows to the front aspect.

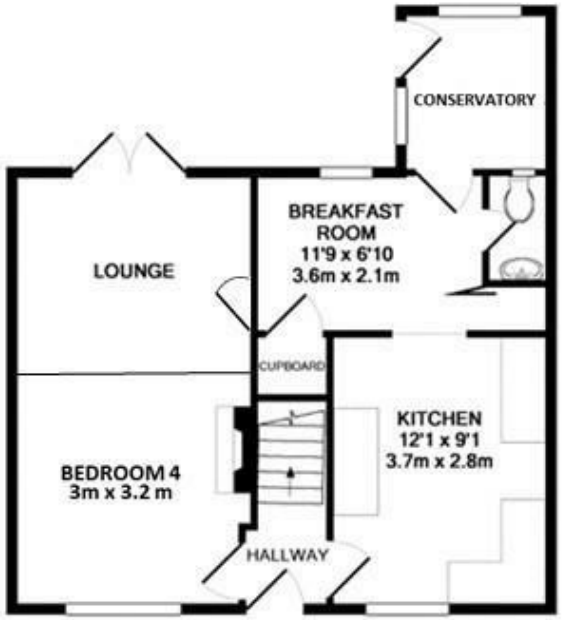
Bedroom Three (Small Double) 8’10” x 8’2”
Small double bedroom with a window offering views of the rear aspect.

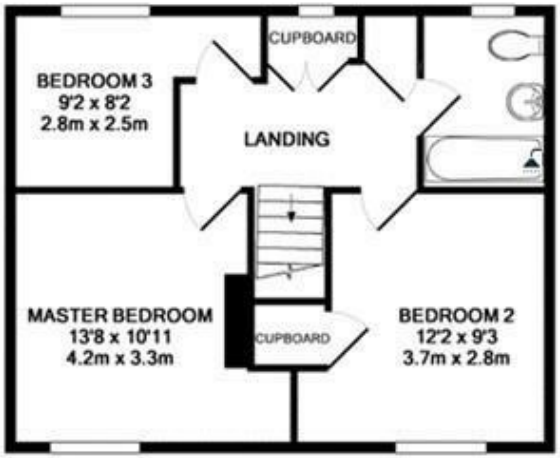
Bathroom 6’9” x 5’9”
Comprising a WC, basin, bath with shower over, and a window to the rear aspect.

COOLFLOW

THE HIGHLIGHTS___

- Four Bedrooms
- Student Property
- Close to UEA
- Spacious Throughout





1ST FLOOR

55 Calthorpe Rd

EPC RATING -

Let's talk
01603 660000
sales@abbotfox.co.uk
@abbotfox

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.