



**Norfolk Property
online.**

Halls Corner Lane | Norwich | NR10
Guide price £500,000 - £525,000

Energy Efficiency Rating	
Potential	Current
	81
	81
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (39-54)
D (55-68)	D (55-68)



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should not be used as such any prospective purchaser. The services, systems and appliances shown here are not guaranteed and as to their operability or efficiency can be given. Made with AutoCAD 2022.

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Norfolk Property Online presents this deceptively spacious, self-built, detached house. Occupying a prime position overlooking nearby fields, Ideally placed for local school and facilities including Norwich Airport, this home has been thoughtfully designed and self-built in 2011/2012 and has been exceptionally well maintained by the current owner. Offering a sense of light and space throughout, this is the ideal opportunity for any growing family.

Internal accommodation comprises; an inviting entrance hall, cloakroom, study/bedroom five, feature lounge kitchen diner and utility room all hosting underfloor heating with individual room programmable thermostats to the ground floor, the first floor offers four generous bedrooms, two en-suites, family bathroom and shower room to the principal bedroom with LED downlighters throughout. Externally, the frontage allows for ample off road parking and access to the adjoining garage, which can be accessed internally. The rear garden affords an exceptional degree of privacy, with potential for further extension (STPP). An internal viewing comes highly recommended to appreciate the quality of this home.

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Energy efficient 'B' rated EPC

