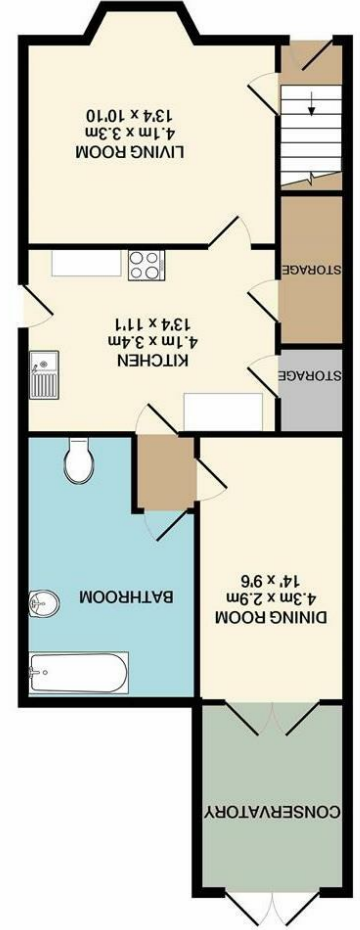


GROUND FLOOR  
APPROX. FLOOR  
AREA 62.6 SQ.M.  
(674 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 54.4 SQ.M.  
(586 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 117.0 SQ.M. (1260 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
<p>England &amp; Wales EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs (92 plus) A</p>	
<p>(81-91) B</p>	
<p>(69-80) C</p>	
<p>(55-68) D</p>	
<p>(39-54) E</p>	
<p>(21-38) F</p>	
<p>(1-20) G</p>	
<p>Not energy efficient - higher running costs</p>	



Norfolk Property  
online.

Lambert Road | Norwich | NR7  
Guide price £450,000

Norfolk Property online presents this exceptional, extended family home. Located in the popular residential area of Sprowston, the space this home offers belies its external appearance. With a variety of local amenities within walking distance, this home offers a great degree of convenience. Occupying a generous plot with ample off road parking to the front, the generous rear garden is mostly laid to lawn and is a fantastic space for those with children or pets, and provides an exceptional degree of privacy. Internally, this property has been exceptionally well maintained with the first floor offering four double bedrooms and a shower room accessed off the spacious landing. The ground floor offers an entrance hall, bay fronted lounge, kitchen breakfast room, dining room and conservatory. An internal viewing comes highly recommended to appreciate this home.

