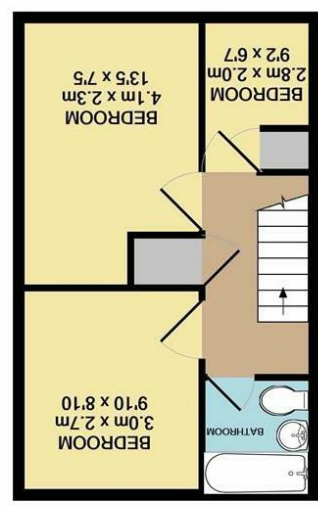


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
 APPROX. FLOOR
 AREA 38.8 SQ.M.
 (418 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 29.5 SQ.M.
 (318 SQ.FT.)



Disclaimer - In accordance with the Property Misdescriptions Act, the company 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 intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

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



Edgefield Close | Norwich | NR6
Guide price £270,000

Norfolk Property online presents this detached family home. Occupying a quiet corner position, within easy reach of a wide variety of local amenities, this is the ideal opportunity for any young family. Accommodation comprises a porch and hall entrance, lounge, kitchen diner and conservatory to the ground floor with three bedrooms and a family bathroom to the first floor. Externally, the property offers ample off road parking, a low maintenance, private rear garden and the additional benefit of a detached garage, which is partly converted to provide an office space, ideal for home working. Having been well maintained and improved by the current owners, an internal viewing comes highly recommended.

