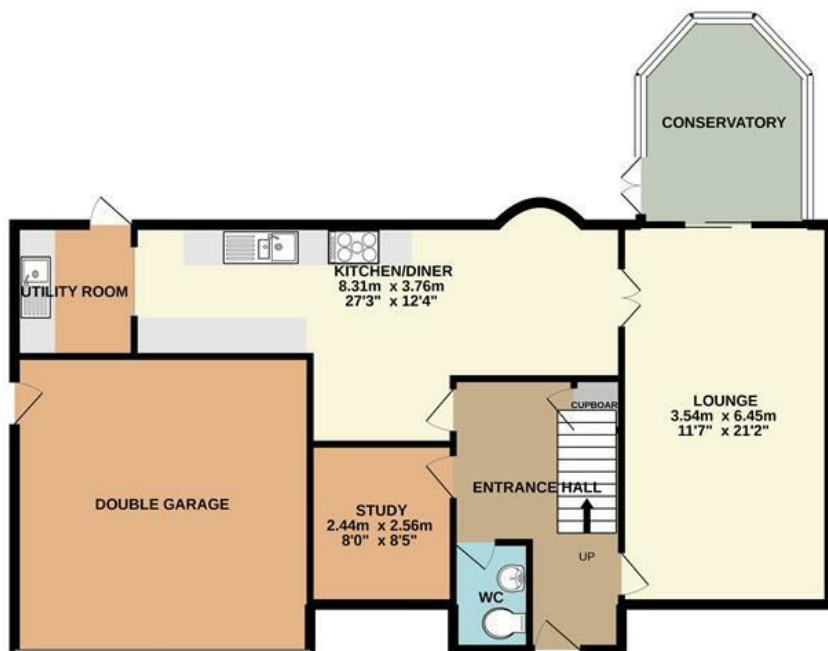


**GROUND FLOOR**  
105.9 sq.m. (1140 sq.ft.) approx.



**1ST FLOOR**  
90.2 sq.m. (971 sq.ft.) approx.



**TOTAL FLOOR AREA: 196.1 sq.m. (2111 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.



Isbets Dale | Norwich | NR8  
Offers In Excess Of £525,000



abbotFox presents this exceptional, executive detached family home. Occupying a corner plot within a popular development in Taverham, this home has been thoughtfully improved by the current owners to offer a bright stylish home, ideal for any growing family. With accommodation comprising of five comfortable bedrooms, two en suites and family bathroom to the first floor, the ground floor offers an inviting entrance hall, cloakroom, lounge, conservatory, snug, refitted kitchen diner family room and utility to the ground floor. With ample off road parking to the front and integral double garage to the front, the rear garden affords high degree of privacy, with lawned gardens, patio seating areas and a summer house. An internal viewing comes highly recommended to appreciate this home.

