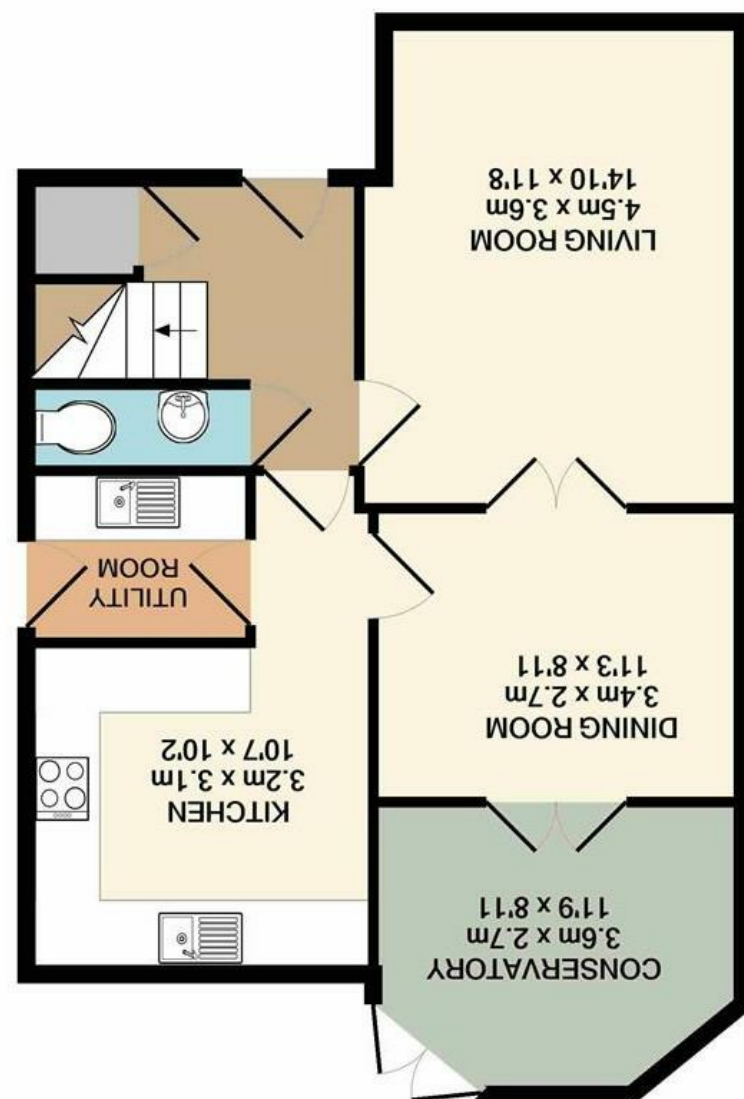
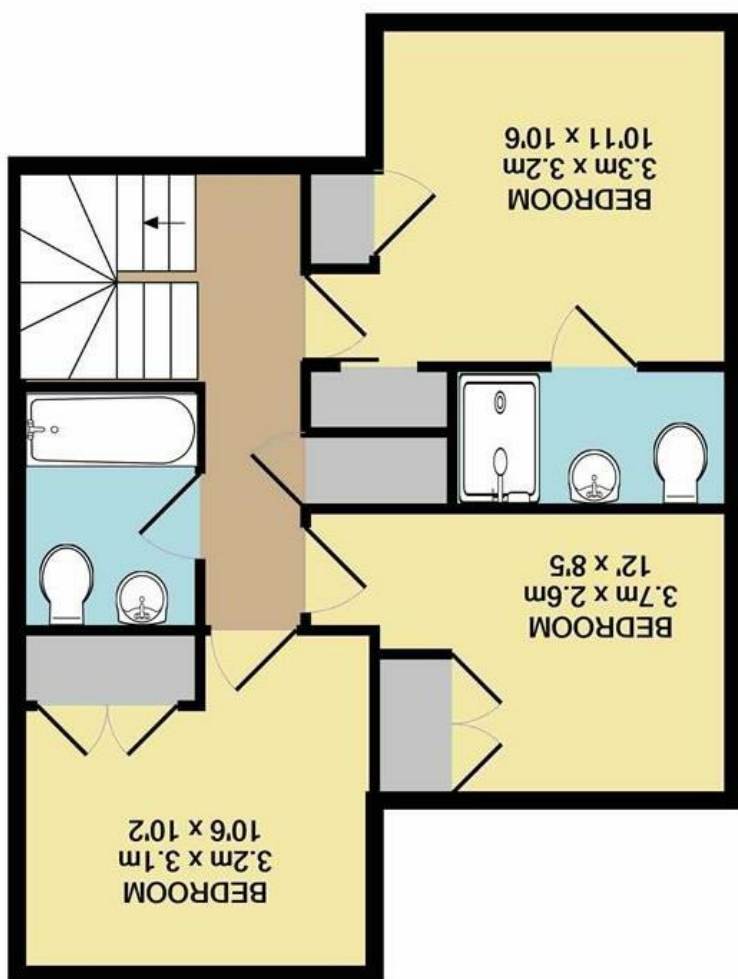


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 57.0 SQ.M.  
 (614 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 49.0 SQ.M.  
 (528 SQ.FT.)



**Energy Efficiency Rating**

Current	Potential
74	83

England & Wales  
 EU Directive  
 2002/91/EC

Very energy efficient - lower running costs (92 plus) A (81-91)  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20)  
 G (1-20)

Not energy efficient - higher running costs

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.



Wheeler Crescent | Norwich | NR9  
 Offers In Excess Of £275,000 - £290,000

abbotFox presents this generous Norfolk Homes built semi-detached house. Located within a popular development in the sought after village of Easton, this home offers an ideal opportunity for any young family. With the property occupying a spacious plot, affording a high degree of privacy to the rear, this property offers three generous bedrooms, en-suite to the master and family bathroom to the first floor. The ground floor accommodation offers a high degree of flexibility with an inviting entrance hall, cloakroom, lounge, dining room, kitchen breakfast room. utility room and conservatory. Having been exceptionally well maintained by the current owners, an internal viewing comes highly recommended.

The village of Easton sits just 6 miles west from the historic City of Norwich, offering a wealth of amenities including shops, a post office, restaurant, recreational areas and a village hall. Schooling for younger children is on offer from the St Peters CofE Primary School, for secondary education Easton is within the catchment area for Ormiston Victory Academy which was rated as "Outstanding" by Ofsted. Easton is also home to the Easton & Otley College. Regular bus routes service the village to Norwich City Centre, and by car, the village is close by to the A47 trunk road offering easy and fast access to Norwich. To the north of the City, Norwich International Airport offers a variety of flights to both domestic and international destinations.

