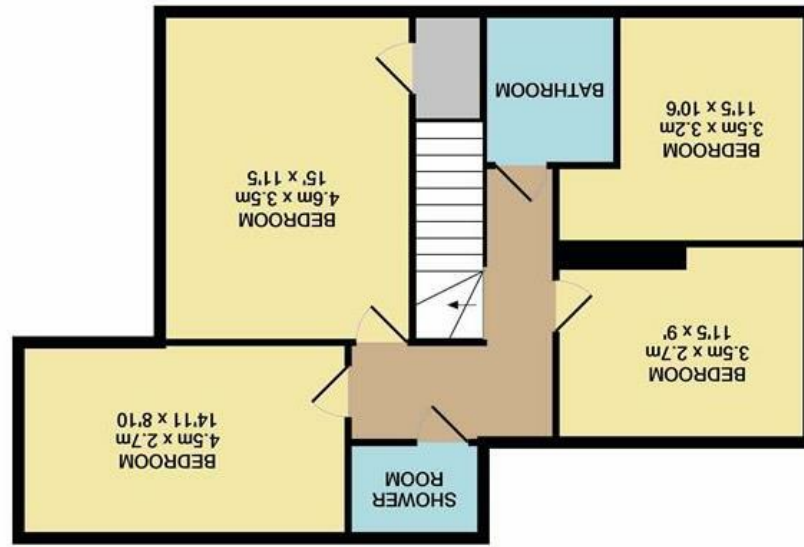
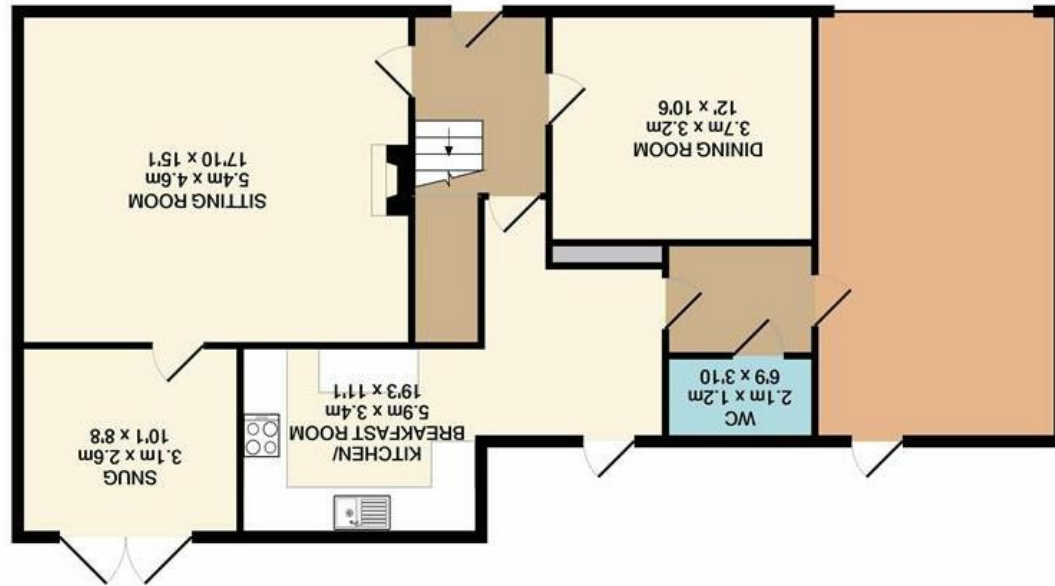


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



GROUND FLOOR



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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (61-80)
Decent	C (51-60)
Below average	D (31-50)
Average	E (21-30)
Below average	F (11-20)
Very poor	G (1-10)
Not energy efficient - higher running costs	
Current	
Potential	

Energy Efficiency Rating



The Street | Poringland | NR14
 Guide Price £450,000 - £475,000



abbotFox presents this generously proportioned four/five bedroom detached family home enjoying a sought after location within the popular village of Poringland.

Accommodation comprises; reception hall, large sitting room, snug, kitchen breakfast room, formal dining room/bedroom five, utility room, cloakroom, integral garage. The first floor provides four double bedrooms, a family bathroom and separate shower room.

Outside, to the rear, the property boasts a very large garden with patio area. To the front there is a driveway for several vehicles and small garden.

Guide £425,000 - £450,000

