

Energy Efficiency Rating		Current	Potential
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			
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.



TOTAL FLOOR AREA : 139.6 sq.m. (1503 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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Magdalen Road | Norwich | NR3  
Guide Price £475,000



abbotFox Bespoke presents a rarely available opportunity to acquire a substantial detached family home in the sought after NR3 postcode. Retaining a sense of character throughout, this home has been thoughtfully improved and exceptionally well maintained by the current owners.

Occupying a generous plot, with a mature rear garden, this home provides further potential for extension (STPP), whilst also benefitting from off road parking. Internal accommodation comprises; entrance hall, two generous reception rooms, kitchen, utility shower room and conservatory to the ground floor, with three generous double bedrooms and a family bathroom to the first floor. The property also offers a cellar. Situated in the rear garden is a variety of outbuildings, with a modern studio space, complete with power and light, which is perfect for those looking to work from home.

With a convenience hard to match, with Norwich City Centre, and a variety of independent pubs, cafe's and shops within walking distance, this is an ideal opportunity for any family looking to enjoy City living. An internal viewing comes highly recommended.

Guide price £475,000 - £500,000

