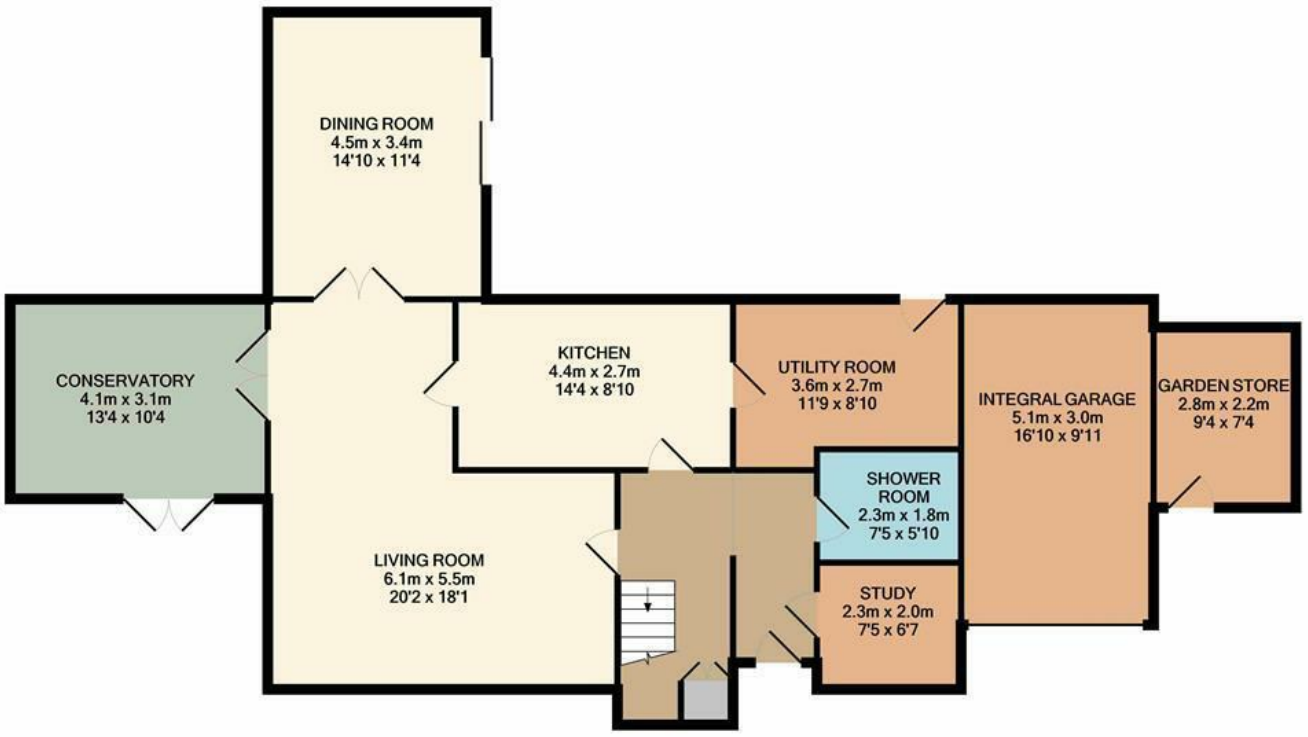
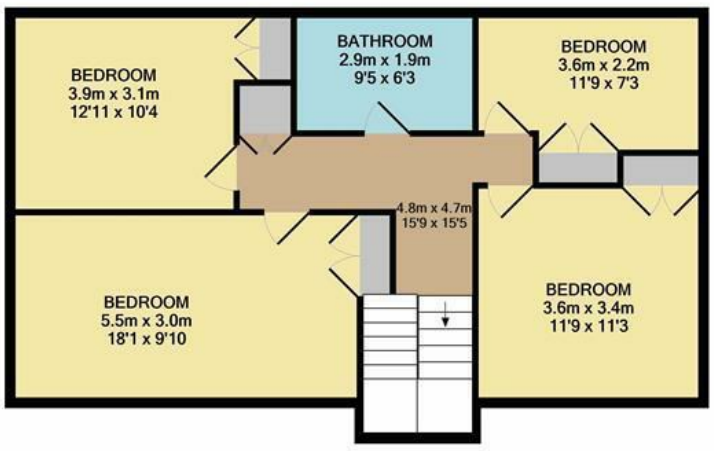


GROUND FLOOR
APPROX. FLOOR
AREA 117.7 SQ.M.
(1267 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 68.0 SQ.M.
(733 SQ.FT.)

TOTAL APPROX. FLOOR AREA 185.7 SQ.M. (1999 SQ.FT.)

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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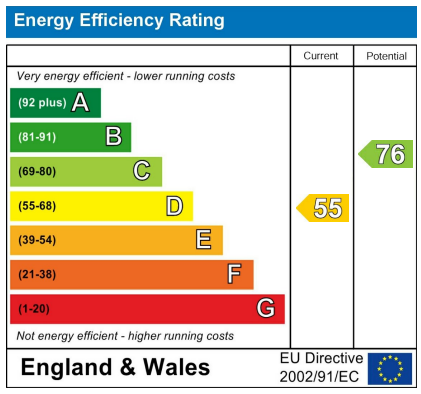

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abbotFox

Rudds Lane| Norwich| NR10

Guide Price £475,000

abbotFox presents this mature, detached house. Occupying an exceptional corner plot, this home offers an ideal home for any growing family, with the first floor offering four double bedrooms and a family bathroom to the first floor, the ground floor comprises an inviting entrance hall, lounge, dining room, conservatory, kitchen, utility, shower room and study and benefits from oil fired central heating.

Externally, the mature gardens, offer a high degree of privacy, with access to the adjoining garage and garden room, complete with power and light, with additional garden sheds and greenhouse, making this an ideal opportunity for any keen gardener. The garden is also secure for dogs and children.

With an array of local amenities, including a well-regarded Reepham High School and College and Reepham Primary School, all within easy walking distance, this is a rare opportunity, with an internal viewing highly recommended.