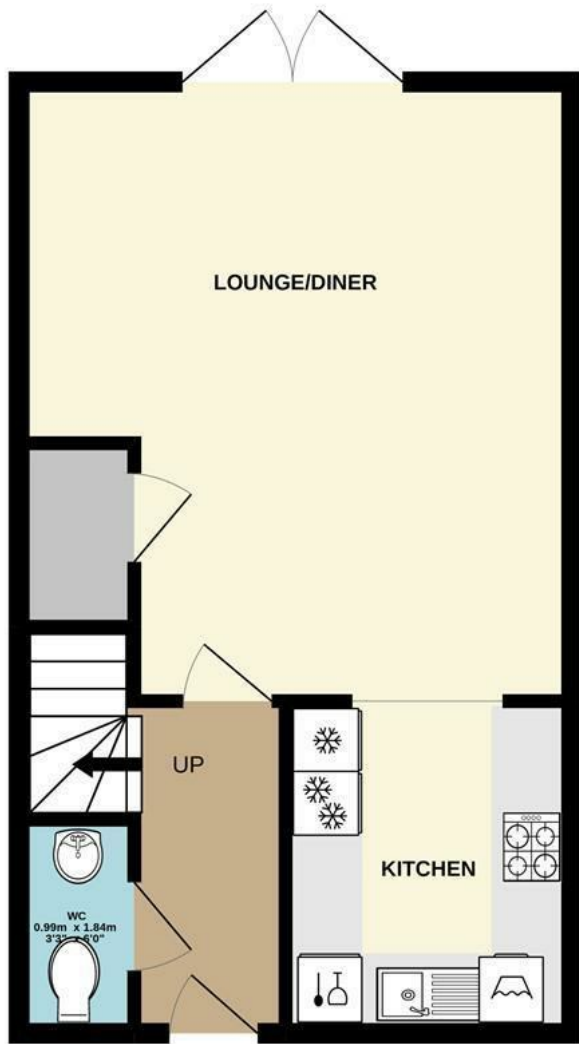
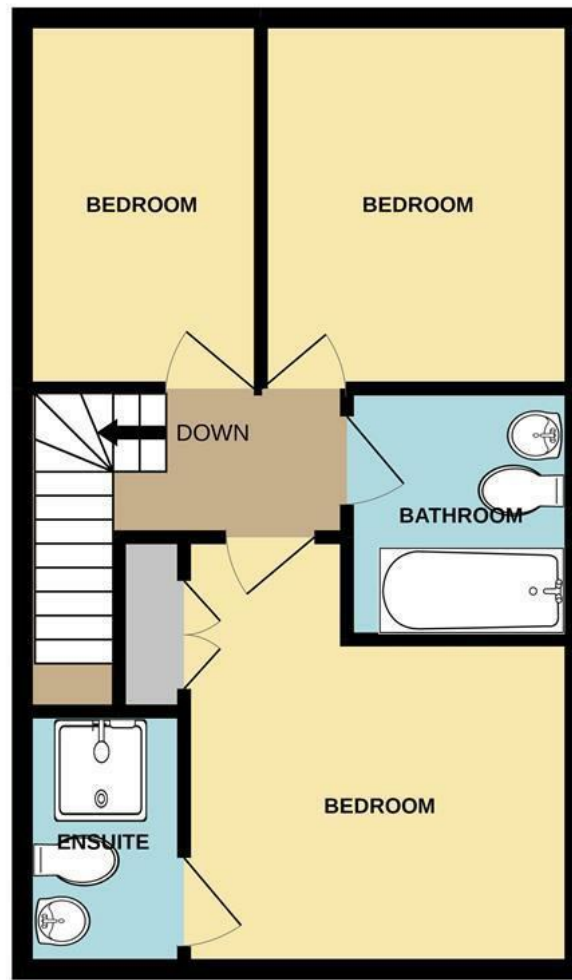


GROUND FLOOR
38.9 sq.m. (419 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 : 77.8 sq.m. (837 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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Willowcroft Way | Norwich | NR4
Guide Price £270,000



abbotFox are pleased to offer this beautifully presented family home situated on a popular modern development. The property offers 3 first floor bedrooms, en suite to master and family bathroom, whilst the ground floor includes a large lounge diner with garden access, plus stylish kitchen and WC. Outside benefits from a single driveway with garage and enclosed rear garden. This property is located in a prime position on the development within walking distance of the park.

Guide price £270,000-£280,000

