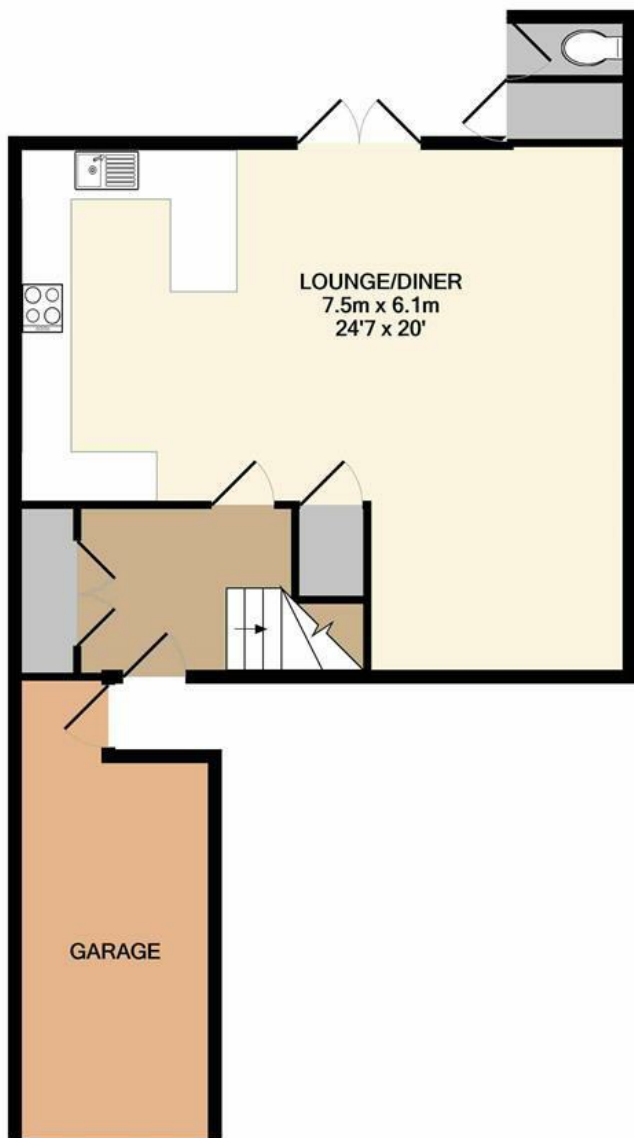


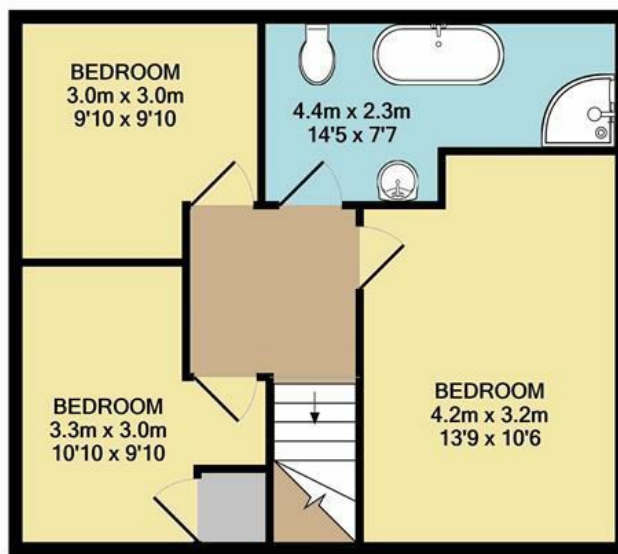


Anthony Drive | Norwich | NR3  
 Guide £250,000

abbotFox



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 63.8 SQ.M.  
 (687 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 48.1 SQ.M.  
 (518 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.9 SQ.M. (1204 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		66	
(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.



abbotFox presents this exceptional, stylish family home. Located within a quiet residential spot, within easy reach of a variety of local amenities, this home has been thoughtfully re-modelled and improved by the current owners. Offering three comfortable bedrooms and a stunning family bathroom to the first floor, the ground floor provides an inviting entrance hall, and spacious open plan living accommodation. With the additional benefit of a part converted garage to the front, this space would be an ideal home office or additional living accommodation. Externally, the rear garden affords a high degree of privacy. An ideal home for any young family, an internal viewing comes highly recommended.

Guide price £250,000 - £260,000

