

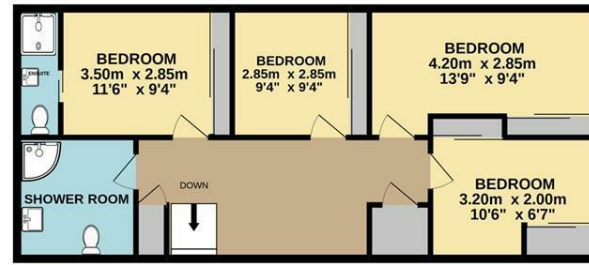
| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC rating to follow

GROUND FLOOR
118.7 sq.m. (1277 sq.ft.) approx.



1ST FLOOR
68.4 sq.m. (736 sq.ft.) approx.



TOTAL FLOOR AREA: 187.0 sq.m. (2013 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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Brundall | NR13
Guide £595,000 freehold



abbotFox presents this unique four bedroom detached family home in a much sought after, private position within Brundall.

Accommodation briefly comprises; vaulted reception hall, triple aspect sitting room, garden room, formal dining room, cloakroom, and a good-sized kitchen breakfast room. There is a rear lobby with access to an integral double garage.

The first floor provides four bedrooms, all with built in wardrobes. The principle bedroom features an en suite shower room. There is a refitted shower room off the landing also.

Outside, there is a substantial driveway for several vehicles, a walled side garden and south facing rear garden with patio area.

