



Charlotte Drive | Norwich | NR8  
Offers In Excess Of £400,000

abbotFox

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 74.8 SQ.M.  
(805 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 74.8 SQ.M.  
(805 SQ.FT.)

TOTAL APPROX. FLOOR AREA 149.6 SQ.M. (1610 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.  
Made with Metropix 62017



abbotFox presents this exceptional detached family home. Overlooking woodlands on the edge of the development, this home offers a sense of seclusion you would not expect to find.

The generous accommodation to the ground floor, allows for flexible living, with an inviting entrance hall, WC, lounge, kitchen diner, utility and family room. The first floor offers four comfortable bedrooms, with the principal bedroom serviced by an en-suite shower room, and a family bathroom. Externally, the property offers a landscaped, and enclosed rear garden, with a driveway and garage (with power) set to the rear.

Situated on the edges of the popular Queens Hills development of Costessey, this home is ideally situated to offer a sense of peace and tranquillity, whilst affording a high degree of convenience with the Longwater Retail Park, A47 and Norwich City Centre within easy reach.

A fantastic opportunity for any growing family, an internal viewing comes highly recommended.

