

abbotFox



Norwich, NR3

*Guide Price £265,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this rarely available detached bungalow, enviably positioned on a generous plot within a quiet residential setting.

Offering a wonderful sense of space both inside and out, this two bedroom home is ideal for buyers seeking single-storey living with the potential to further enhance or extend (stpp). The accommodation is well-balanced and filled with natural light, centred around a spacious lounge that provides a comfortable and welcoming hub of the home. The adjoining kitchen offers ample storage and workspace, with scope to modernise and create a more open plan arrangement if desired.

Both bedrooms are well proportioned doubles, complemented by a family bathroom and additional storage throughout, ensuring practicality matches the home's appealing layout.

Externally, the property truly comes into its own. The substantial plot offers generous gardens, providing a high degree of privacy and endless potential for landscaping or extension. Off-road parking and a garage complete the outside space.

Situated within easy reach of local amenities, transport links and green spaces, this home affords a high degree of convenience with an internal viewing advised.

Agents Note: Please be advised this property can be sold as a going concern with a tenant in situ. For further information please contact the sales team.





## THE HIGHLIGHTS \_\_\_\_\_

- Detached bungalow
- \*Guide £265,000 - £285,000\*
- Generous plot
- Potential to extend (STPP)
- Close to local amenities
- New combi boiler fitted March 2026 with 10 year warranty
- Viewing advised
- Two bedrooms

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.