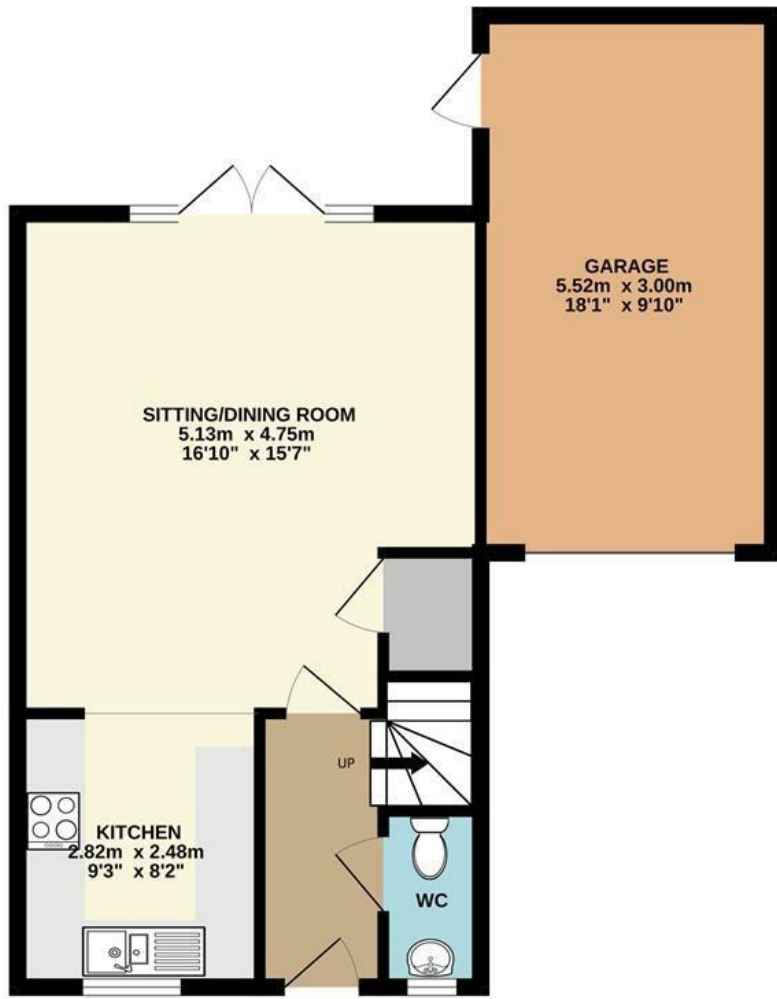
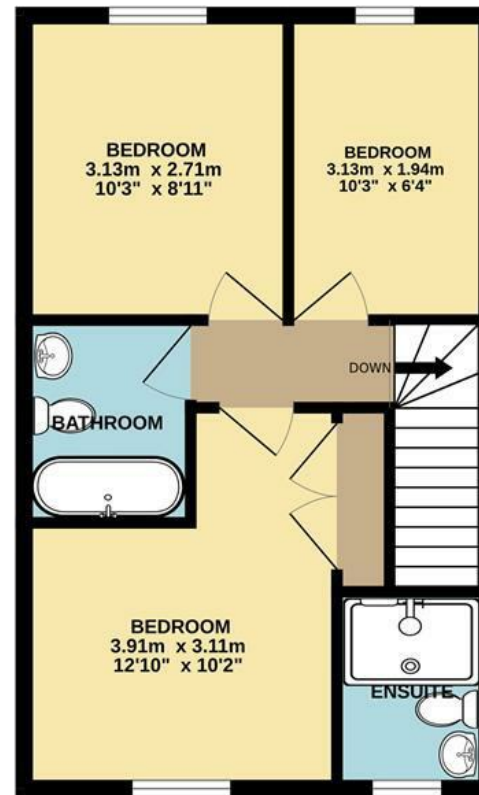


GROUND FLOOR
54.2 sq.m. (584 sq.ft.) approx.



1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



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	

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 : 92.0 sq.m. (990 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
£350,000



abbotFox presents this immaculate, three bedroom, link-detached family home. Occupying a generous plot and a prominent position in the well-regarded Roundhouse Park development of Cringleford, this is an ideal opportunity for any growing family. Accommodation comprises; entrance hall, cloakroom, and lounge diner opening into a stylish kitchen. The first floor offers three comfortable bedrooms, en-suite to master and a family bathroom. Externally, the frontage allows for ample off road parking and adjoining garage. The generous rear garden affords a high degree of privacy and is fully enclosed. Ideally situated within a wealth of local amenities, the A11, University and hospital, this home offers a high degree of convenience. An internal viewing comes highly recommended.

