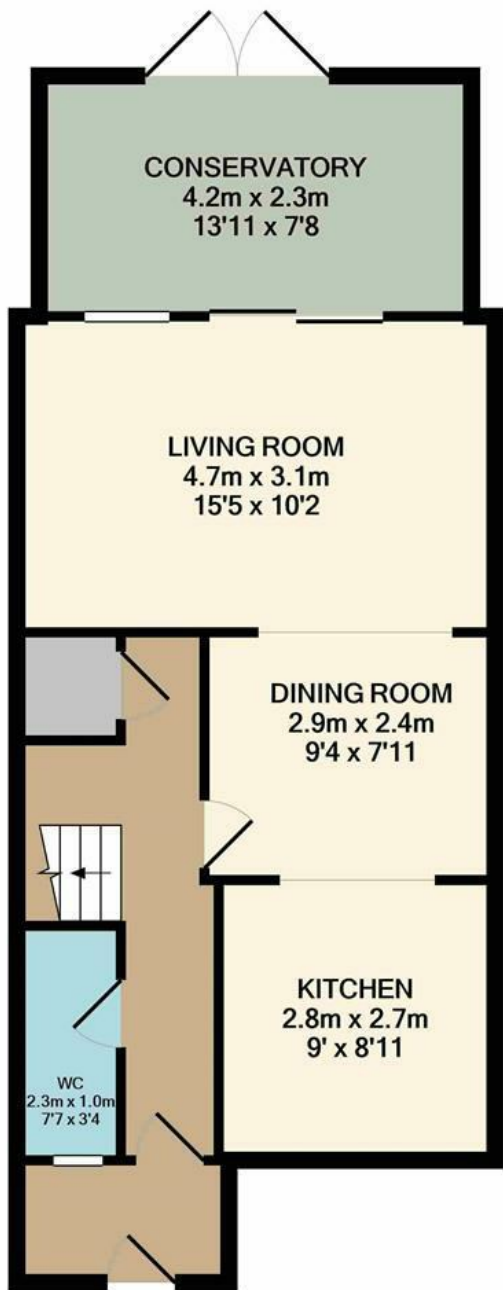


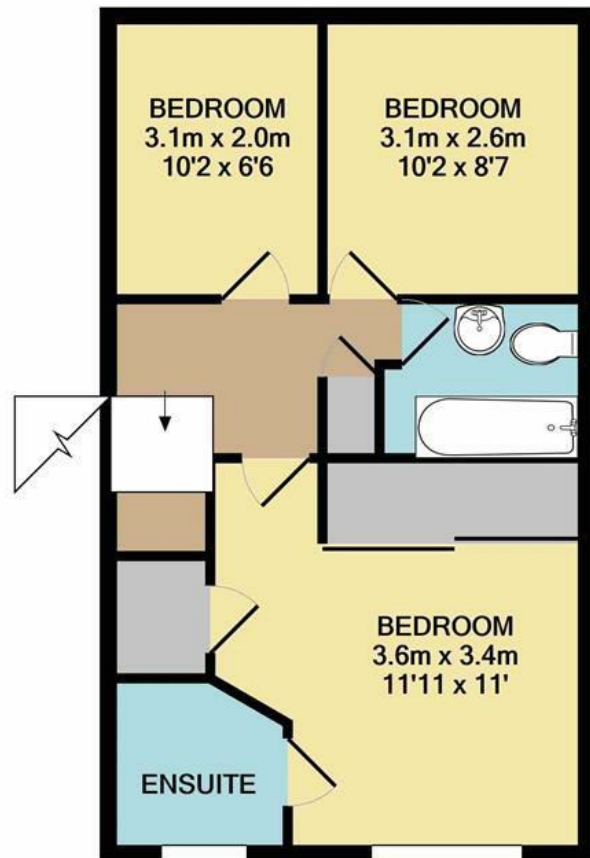


Marston Moor | Norwich | NR7  
Offers In Excess Of £300,000

abbotFox



GROUND FLOOR  
APPROX. FLOOR  
AREA 51.3 SQ.M.  
(553 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 38.6 SQ.M.  
(415 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 89.9 SQ.M. (968 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		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 stylish family home. Located within a quiet close in the popular residential area of Dussindale, this three bedroom detached home is a perfect opportunity for any young family. With an extended porch to the front, this home offers an inviting entrance hall, cloakroom, generous open plan living accommodation and conservatory to the ground floor. The first floor provides three comfortable bedrooms, with an ensuite to the master and family bathroom. Externally, the enclosed rear garden offers an ideal space for those with children, with ample off road parking and a garage to the front. An internal viewing comes highly recommended to appreciate this home.

