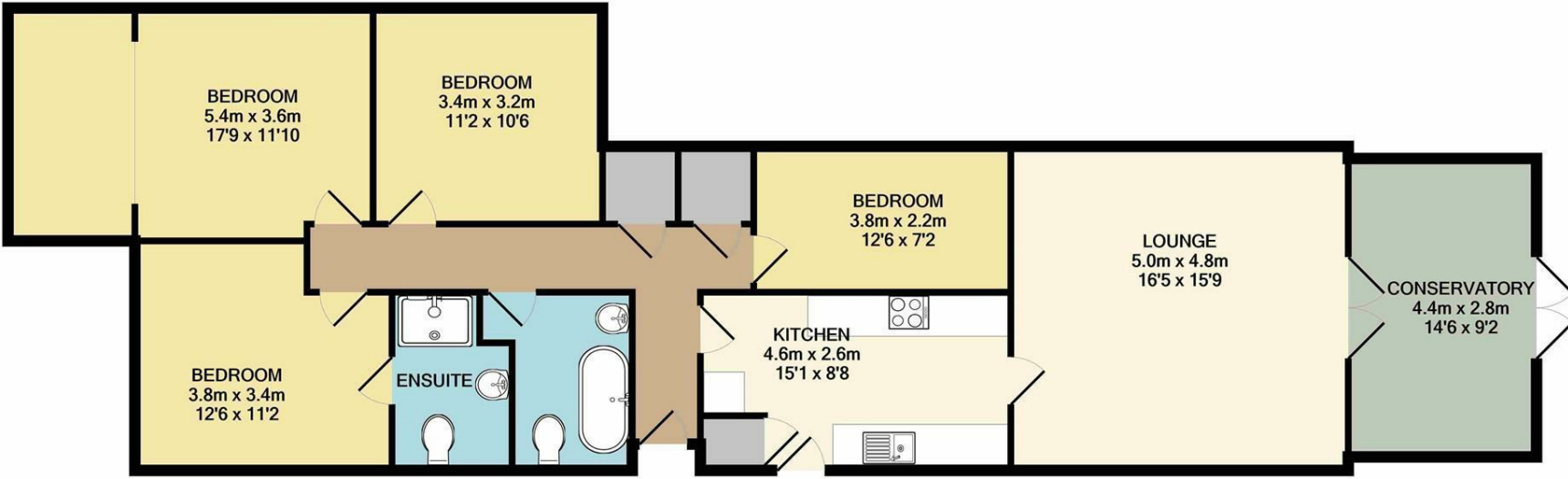


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 APPROX. FLOOR AREA 118.9 SQ.M. (1280 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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Kabin Road | Norwich | NR5
 Guide Price £350,000





abbotFox presents this deceptively spacious detached bungalow. Located in the popular residential area of Costessey, this home affords easy access to a wealth of local amenities, Norwich City Centre and the countryside. With a flexible layout, this home balances generous living accommodation with four bedrooms, en-suite shower room and family bathroom. Externally, this home occupies a generous, private plot, with mature rear gardens and ample off road parking. An ideal opportunity for any buyer looking to enjoy single storey living, an internal viewing comes highly recommended.

The popular suburb of Costessey is situated just 6 miles from the Norwich City Centre. A host of local amenities are on offer including shops, supermarkets, public houses, restaurants, hairdressers, barbers, dental and doctors surgeries, recreational areas and schooling for ages including secondary education from the Ormiston Victory Academy which was rated "Outstanding" by Ofsted. Regular bus routes service Costessey offering convenient access to the Norwich City Centre. By car, the suburb is located closeby to the Dereham Road and the A47. To the north of the city, Norwich International Airport offers flights to a variety of international and domestic destinations.

