



1ST FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 43.8 SQ.M.
(471 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.9 SQ.M. (838 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		
(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.



Grenville Close | Norwich | NR9
Guide Price £250,000



abbotFox presents an immaculately presented semi-detached house in the popular village of Hethersett. The property features an entrance porch, sitting room, recently refitted kitchen dining room with integral appliances and conservatory. To the first floor, there are three generous bedrooms with a modern three piece family bathroom. To the front, there is off road parking for a couple of vehicles with a large outbuilding currently used as storage and a home gym. To the rear, there is a private enclosed garden featuring all-new panel fencing, modern decking and seating area, and low maintenance artificial turf.

Hethersett is a highly desirable village just 6 miles west of Norwich and features a number of local shops including an award-winning local farm shop, a Tesco metro, takeaways, public houses and all levels of schooling. There is a nearby park and ride service into Norwich city centre from Thickthorn. A wider range of amenities (including a Waitrose store) can be found in Wymondham just 5 miles south of Hethersett.

