

abbotFox



Old Watton Road, Colney, Norwich  
*Offers In Excess Of £330,000*

“

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 fantastic semi detached house, located in Norwich's popular NR4 postcode.

This bright and spacious home, offers accommodation neatly arranged over two floors to offer flexible living, with the ground floor comprising, lounge, kitchen, bathroom and utility room. The first floor offers three generous bedrooms and a shower room. Offered to the market with no onward chain, an internal viewing comes highly recommended.

The property sits on a generous plot in one of Norwich's most sort after areas with easy access to a plethora of local amenities, from shops and eateries to recreational facilities. Its prime location ensures effortless connectivity, with excellent transport links facilitating swift commutes to the University of East Anglia and the vibrant city centre.



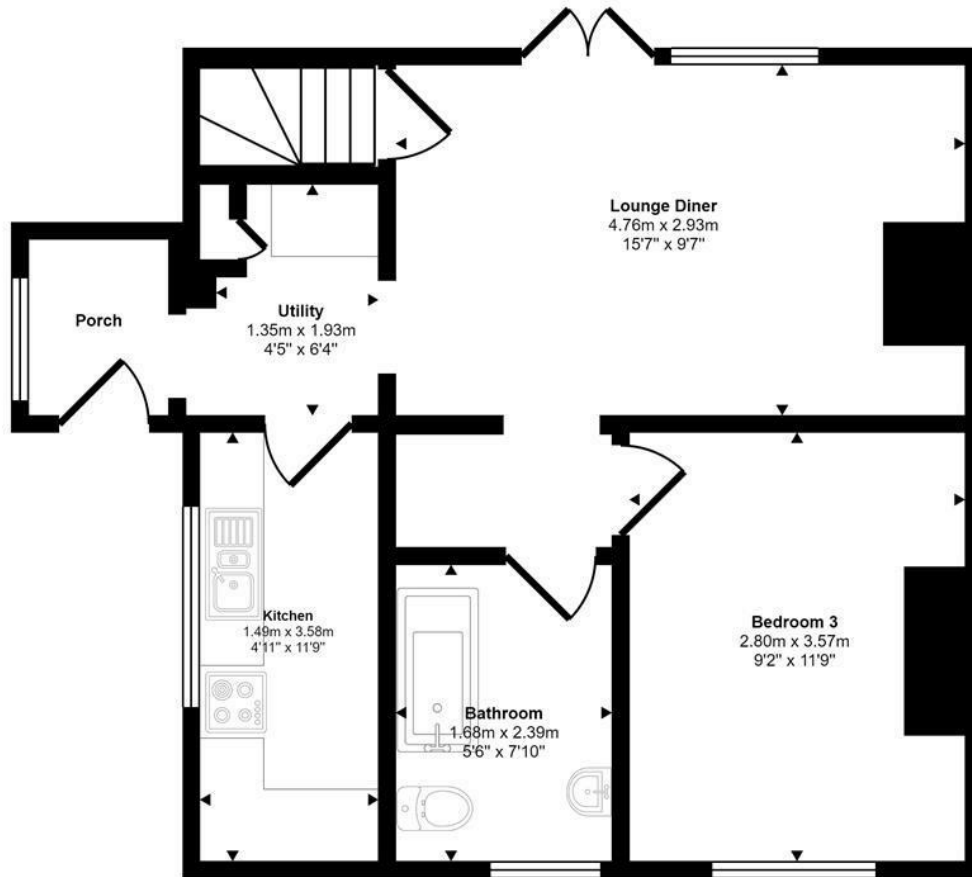




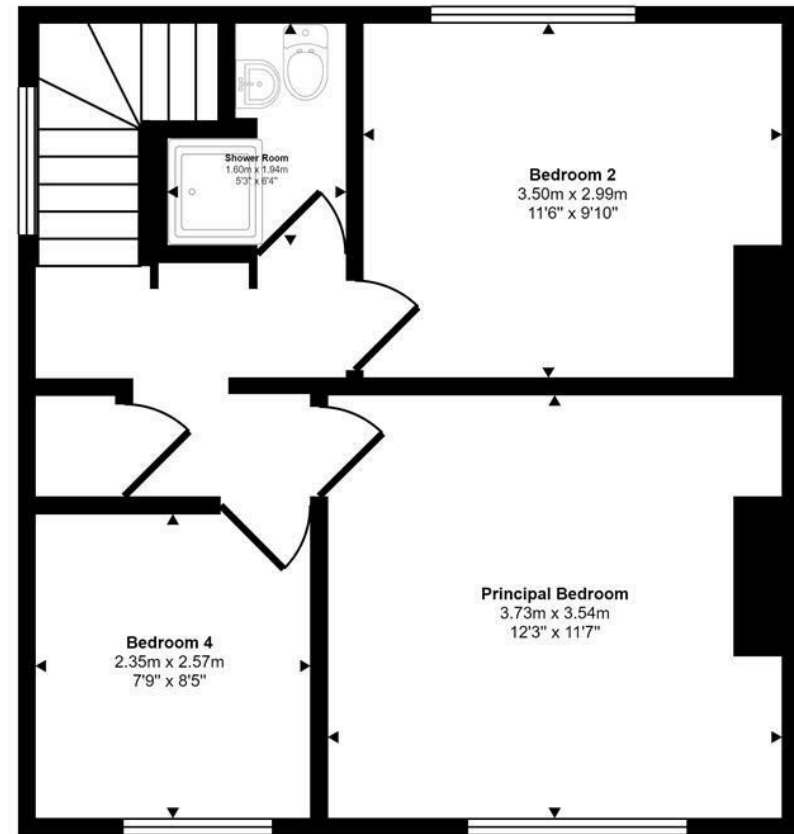
## THE HIGHLIGHTS \_\_\_\_\_

- Generous plot
- Sought after location
- Close to UEA
- Close to Norfolk and Norwich University Hospital
- Four bedrooms
- Chain free

Approx Gross Internal Area  
86 sq m / 925 sq ft



Ground Floor  
Approx 44 sq m / 476 sq ft



First Floor  
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING - D

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.