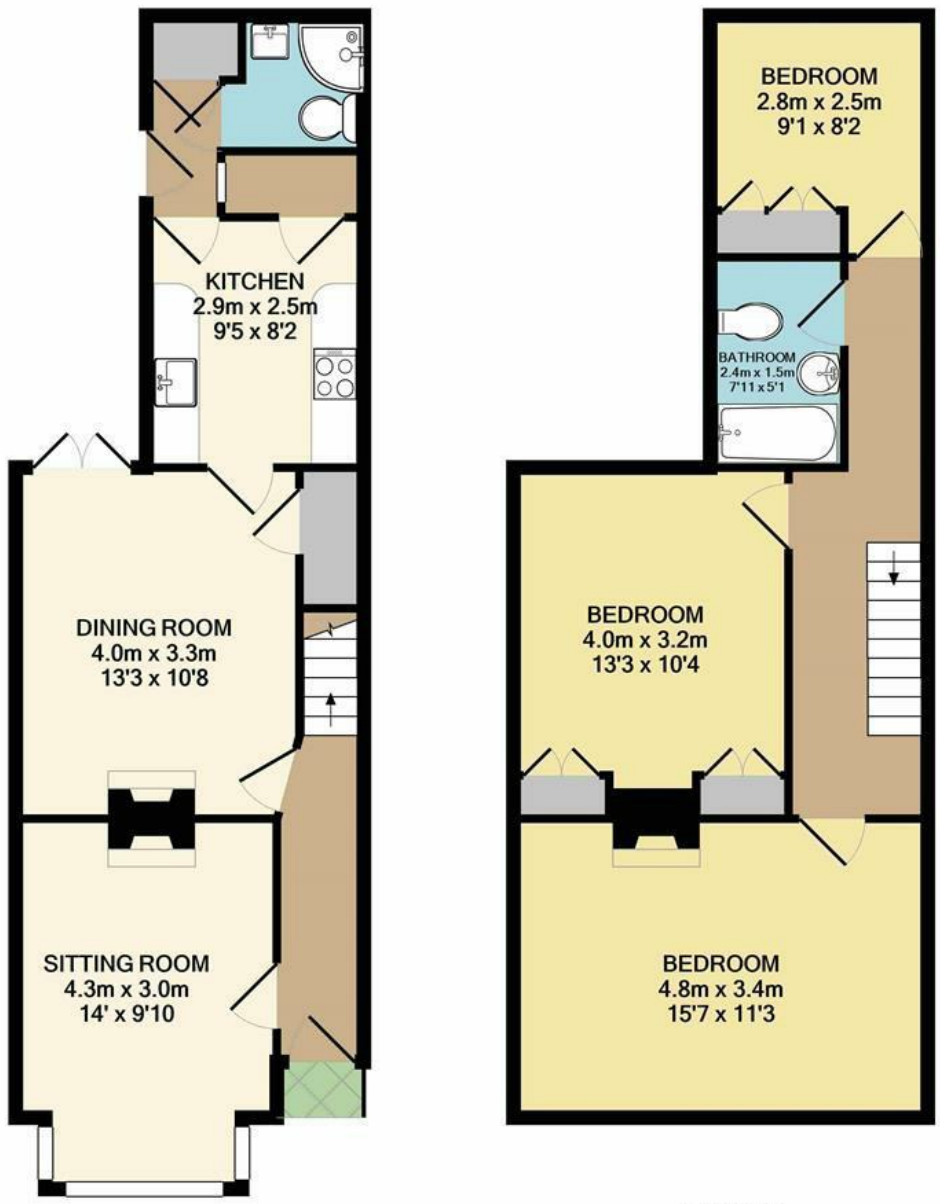


GROUND FLOOR
APPROX. FLOOR
AREA 44.1 SQ.M.
(475 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 48.3 SQ.M.
(519 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.4 SQ.M. (994 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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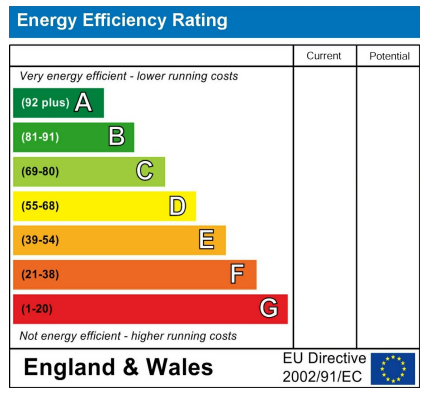


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abbotFox

Sewell Road| Norwich| NR3

**Offers In Excess Of** £300,000

abbotFox presents this exceptional traditional home. Retaining many original features, this home has been sympathetically improved by the current owners to blend modern convenience with character charm. With three bedrooms and a re-fitted bathroom all independently accessed off the landing to the first floor, the ground floor offers an inviting entrance hall, bay-fronted lounge, dining room, kitchen and shower room. Externally, this home offers both front and rear gardens, with the rear South facing and affording a high degree of privacy. Located within easy reach of a variety of local amenities, this is an ideal home for any professional couple or young family. An internal viewing is essential to appreciate the quality of this home.