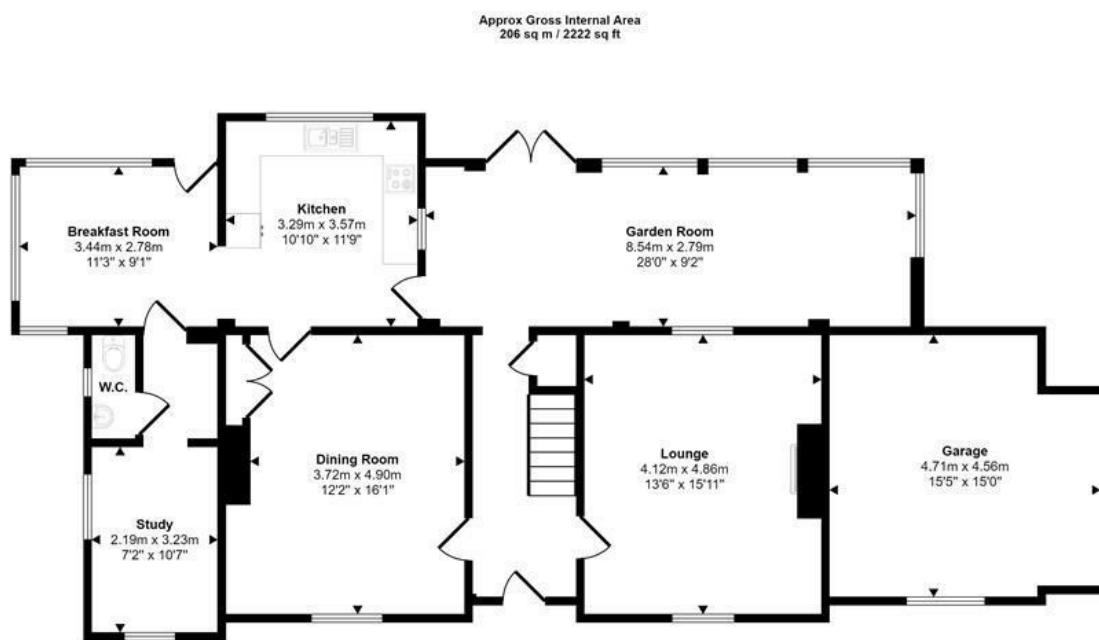


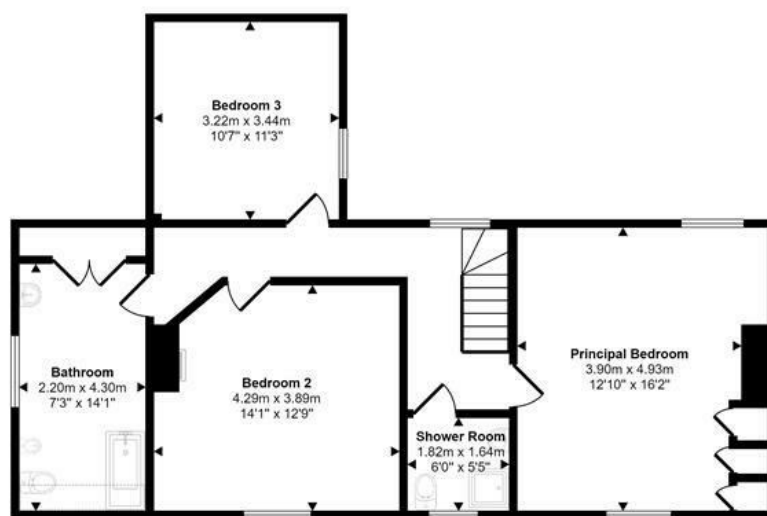


Norwich Road | Norwich | NR9
£650,000

abbotFox



Ground Floor
Approx 130 sq m / 1403 sq ft



First Floor
Approx 76 sq m / 819 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(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.



abbotFox Bespoke presents The Willows. A Mid-Victorian era farmhouse, set within stunning grounds of approx. 2 acres (STMS), and backing fields in the sought after village of Colton. Offering a sense of peace and tranquillity hard to match, this home offers an abundance of potential for any growing family.

Sitting centrally within the plot, this home offers generous and well proportioned accommodation throughout, with the ground floor comprising, entrance hall, sitting room, dining room, kitchen, breakfast room, wc, study and spacious garden room. The first floor offers three generous double bedrooms, shower room and family bathroom accessed off landing.

Externally, the property is approached via a generous driveway, which leads to the adjoining garage. The generous frontage is mostly laid to lawn, with a variety of mature trees, whilst the rear gardens provide ample space for extension (STPP) a variety of seating areas, mature flower beds and lawned areas.

Properties of this size and potential are rarely available, with an internal viewing highly recommended.

