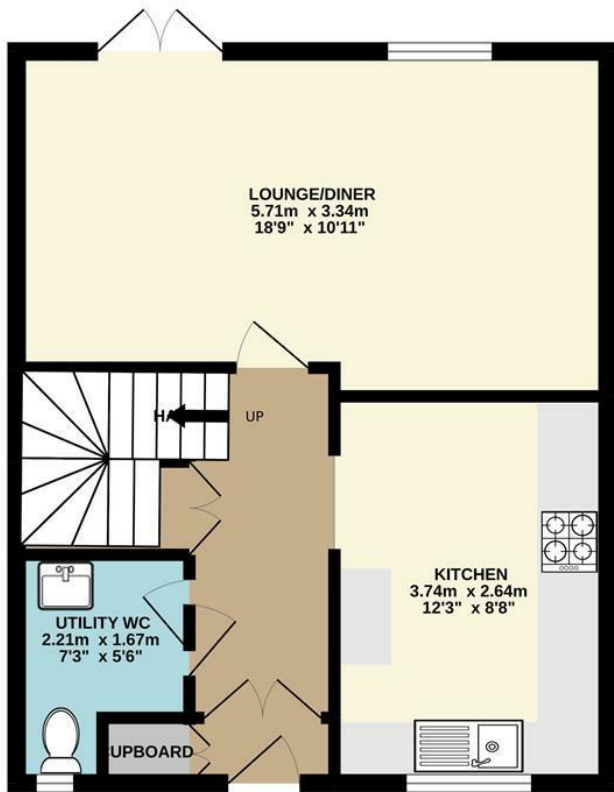
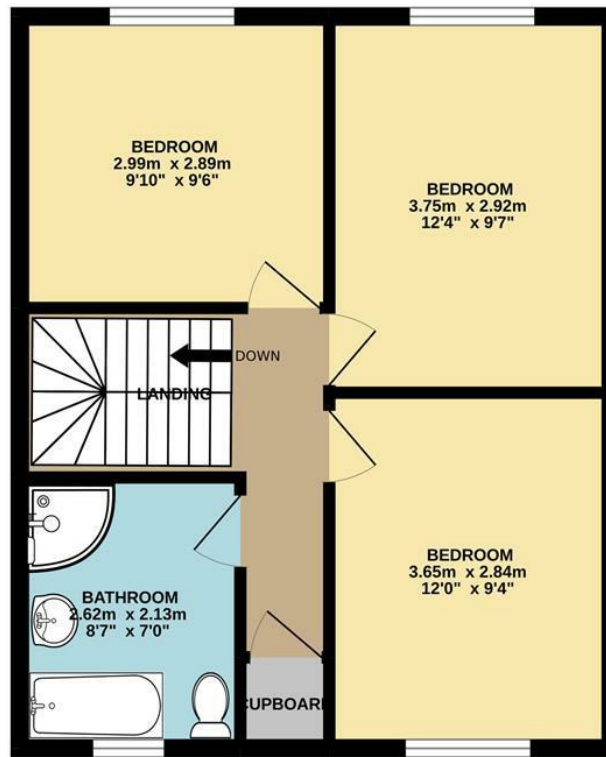


GROUND FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 80.9 sq.m. (870 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		92	95
(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.



Woodruff Close | Norwich | NR6  
Offers In Excess Of £240,000



abbotFox presents this thoughtfully improved, three bedroom semi-detached house. Occupying an elevated position, within a quiet residential close, this home is ideally situated within easy reach of a wealth of local amenities. Accommodation comprises; entrance hall, utility / cloakroom, kitchen breakfast room and lounge diner to the ground floor, with three bedrooms and a family bathroom to the first floor. Externally, the property offers parking to the front, with a secure, adjoining lean to storage area to the side. The tiered rear garden has been thoughtfully landscaped to offer several seating areas, artificial lawned area and flower beds. The property also benefits from solar panels to both the front and rear, An ideal opportunity for any first time buyer or young family, an internal viewing comes highly recommended.

