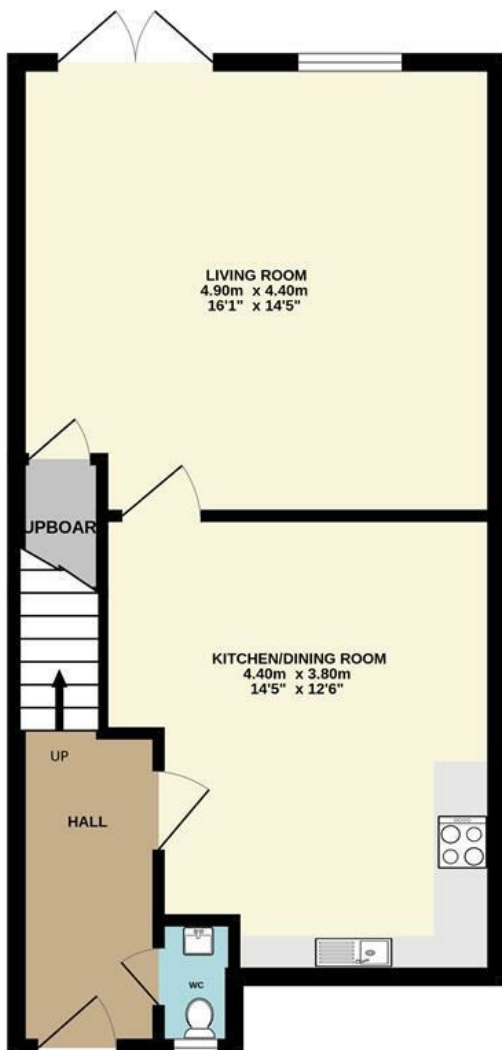


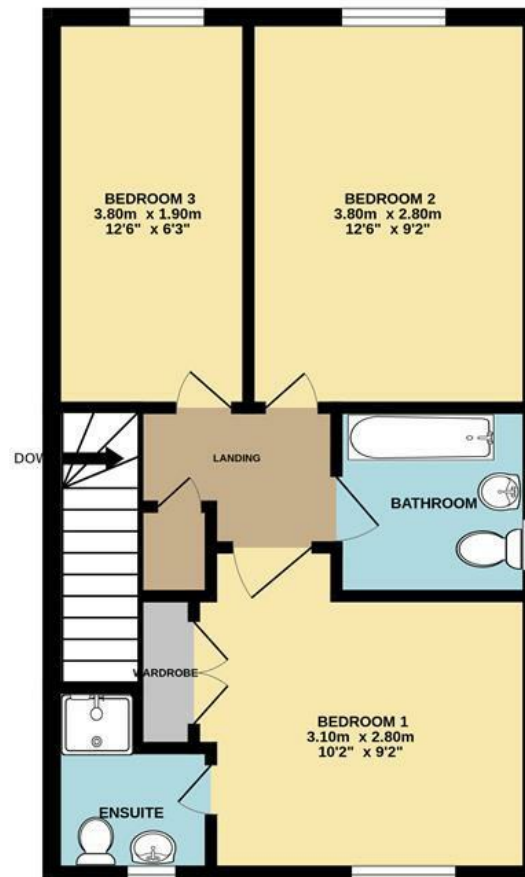
Mill Croft Close | Norwich | NR5  
Guide £275,000

abbotFox

GROUND FLOOR



1ST FLOOR



| 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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.

The logo for abbotFox, featuring the word "abbot" in white and "Fox" in orange, set against a dark blue square background.

PRICED TO SELL

abbotFox Land & New Homes presents this spacious three bedroom new build home, one of just three being built in the popular west Norwich suburb, Costessey within easy reach of the A47 and Norwich city centre.

Generous accommodation is arranged over two floors and comprises an entrance hall, kitchen dining room and a good size lounge that overlooks and opens out into the rear garden.

The first floor provides three bedrooms the principal bedroom benefits from an en suite shower room. There is a bathroom off of the landing also.

Further details on the finish and expected completion dates can be provided upon request.