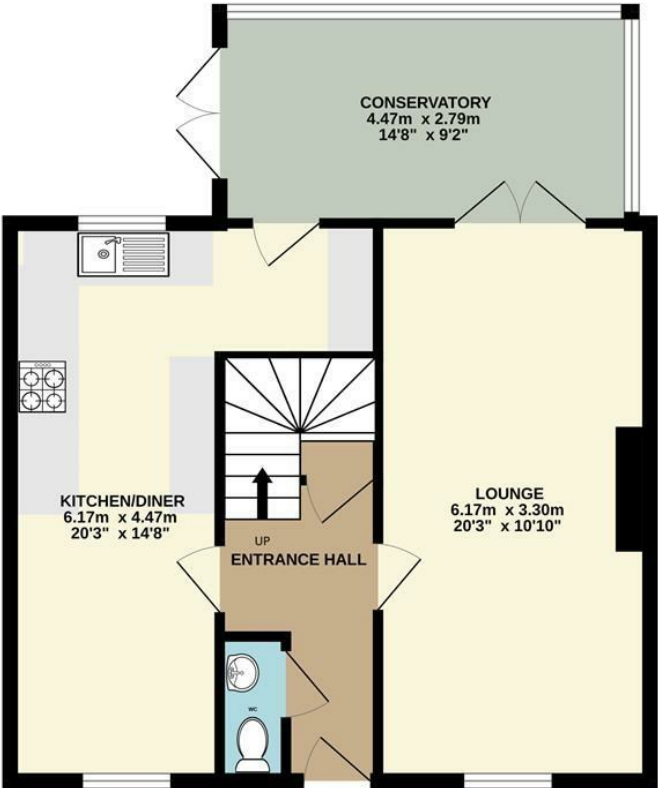




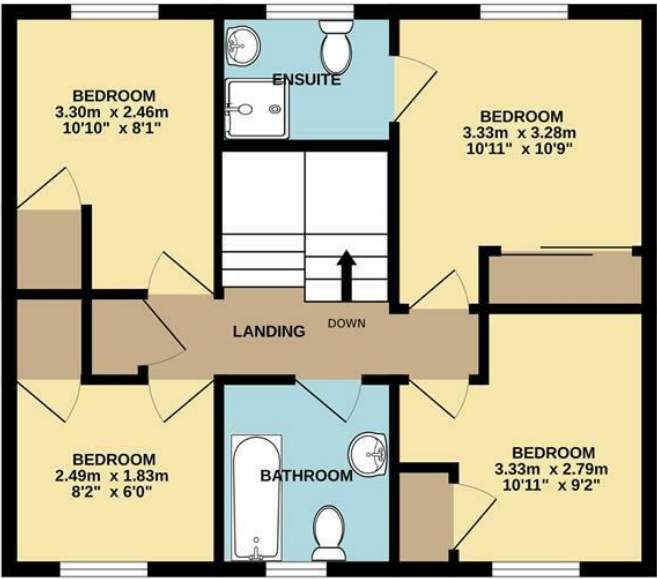
Heyford Road | Norwich | NR6
Offers In Excess Of £325,000



GROUND FLOOR
58.1 sq.m. (626 sq.ft.) approx.



1ST FLOOR
47.1 sq.m. (507 sq.ft.) approx.



TOTAL FLOOR AREA : 105.2 sq.m. (1132 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		86
(81-91) B	75	
(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.



abbotFox presents this generously proportioned, four bedroom, family home. Located within the popular residential area of Old Catton, this home sits within easy reach of schools, shops and parks, whilst allowing for easy access into Norwich City Centre and the NDR.

Occupying a favourable corner plot, this home allows for off road parking for several vehicles, along with a detached garage to the rear. The enclosed rear gardens offer a surprising degree of privacy. Internally, the accommodation comprises; entrance hall, cloakroom, lounge, kitchen diner and generous conservatory to the ground floor. The first floor offers four bedrooms, en-suite shower room and family bathroom. An ideal opportunity for any growing family, an internal viewing comes highly recommended.

Guide price £325,000 - £350,000

