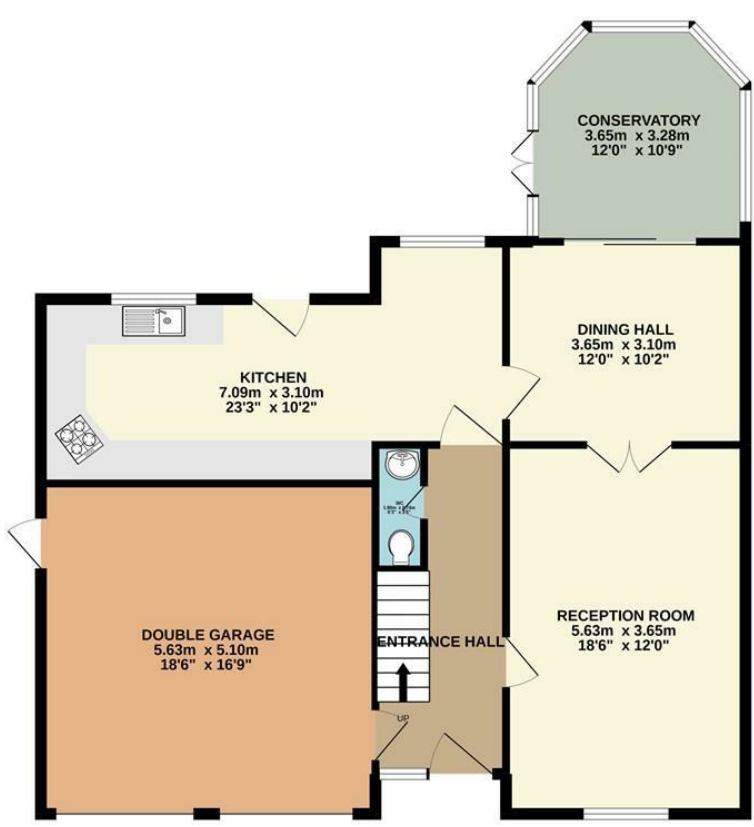




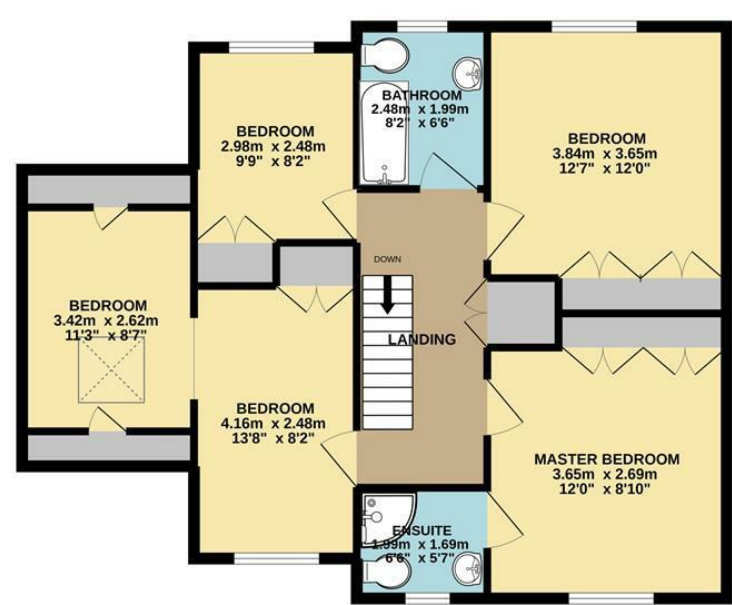
Chestnut Hill | Norwich | NR4  
Offers In Excess Of £575,000



GROUND FLOOR  
98.0 sq.m. (1055 sq.ft.) approx.



1ST FLOOR  
80.4 sq.m. (866 sq.ft.) approx.



TOTAL FLOOR AREA : 178.4 sq.m. (1921 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



abbotFox presents this exceptional, detached family home. Located in the ever popular residential area of Eaton, this home offers an ideal opportunity for any growing family and is offered to the market with no onward chain. Accommodation comprises; inviting entrance hall, cloakroom, lounge, dining room, conservatory and kitchen diner to the ground floor. The first floor offers four comfortable double bedrooms, with the principal bedroom offering an en-suite and the second bedroom offering a generous dressing room. Externally, the property benefits from ample off road parking, an integral double garage and a private enclosed rear garden.

With a wealth of local amenities within easy reach, this home also offers easy access to the A11/A47, Norwich city centre, the university and the hospital. Properties of this calibre are rarely available, with an internal viewing highly recommended to appreciate the space on offer.

