

abbotFox



Norwich, NR6

*Guide Price £425,000*

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with y

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this exceptional family home. Set within easy reach of a wealth of local amenities and Norwich City Centre, this home affords a high degree of convenience and an abundance of space, ideal for any growing family.

Occupying a generous plot, with ample off road parking and adjoining garage to the front, the exceptional rear garden affords a high degree of privacy and space to extend (STPP), Internally, this home has been well maintained and improved by the current owner with a flexible layout and stylish finish throughout. The accommodation is neatly arranged over two floors with the ground floor comprising; entrance hall, cloakroom, lounge with multi-fuel burner, dining room, kitchen, office / play room, conservatory and a stunning high quality kitchen breakfast room. The first floor offers four bedrooms and a family shower room accessed off landing, with the principal bedroom providing a modern, en-suite bathroom.

Properties in this location and of this quality are rarely available, with an internal viewing essential to appreciate the space on offer.

Guide Price £425,000 - £450,000



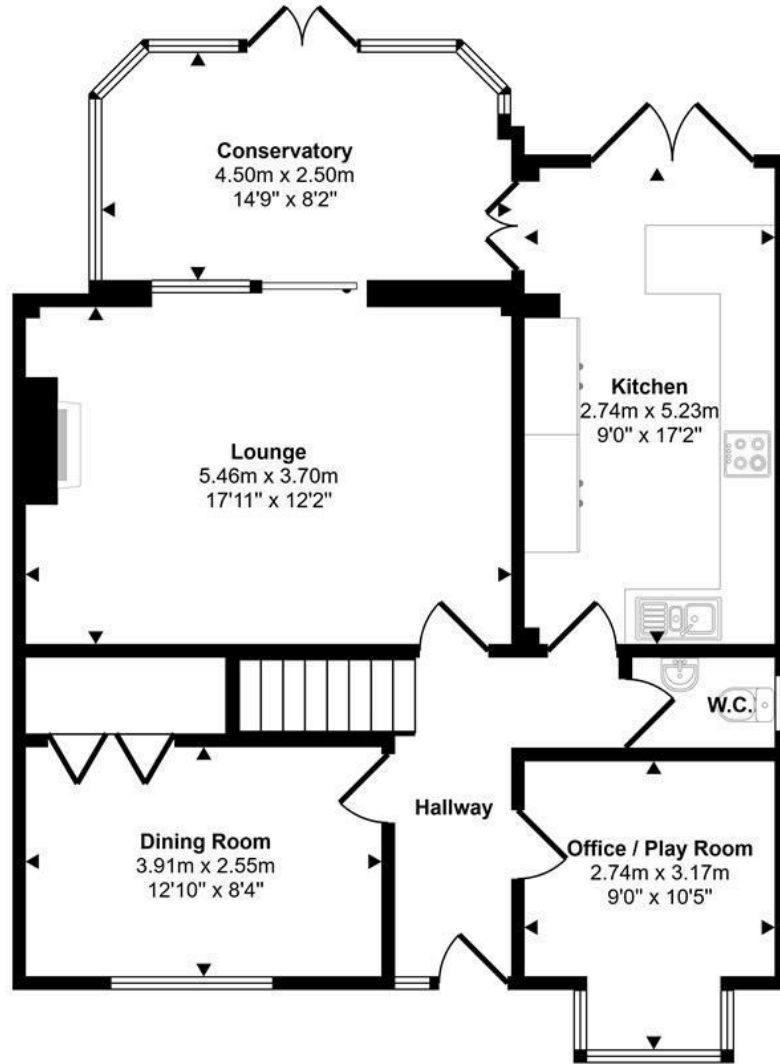




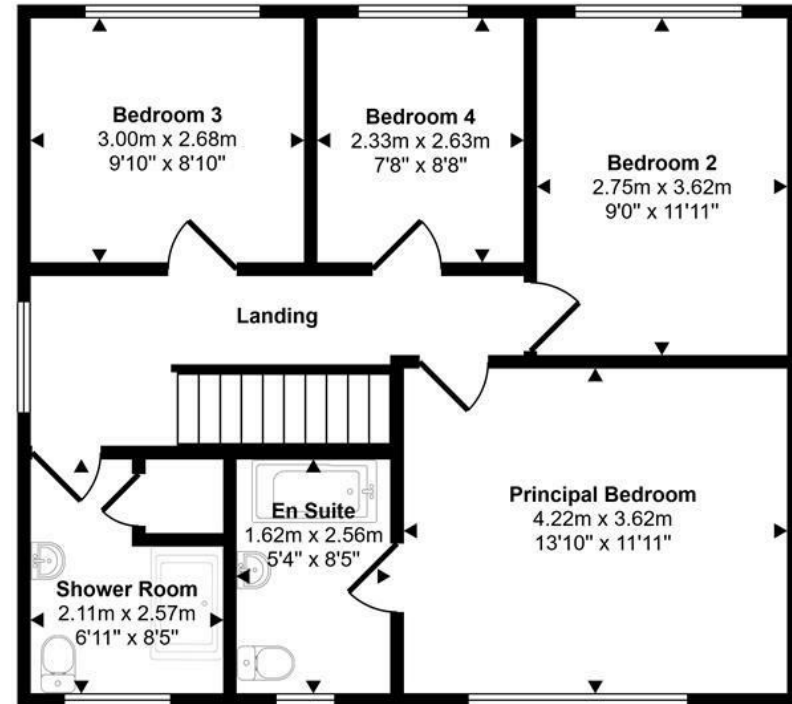
## THE HIGHLIGHTS \_\_\_\_\_

- Generous family home
- Garage with power, light and electric doors
- Lounge with multi-fuel burner
- Stunning kitchen breakfast room
- Four comfortable bedrooms
- Re-fitted en-suite bathroom
- Spacious private rear gardens
- Popular road, rarely available
- Guide Price £425,000 - £450,000

Approx Gross Internal Area  
140 sq m / 1511 sq ft



Ground Floor  
Approx 79 sq m / 849 sq ft



First Floor  
Approx 62 sq m / 662 sq ft

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 Snappv 360.

*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.