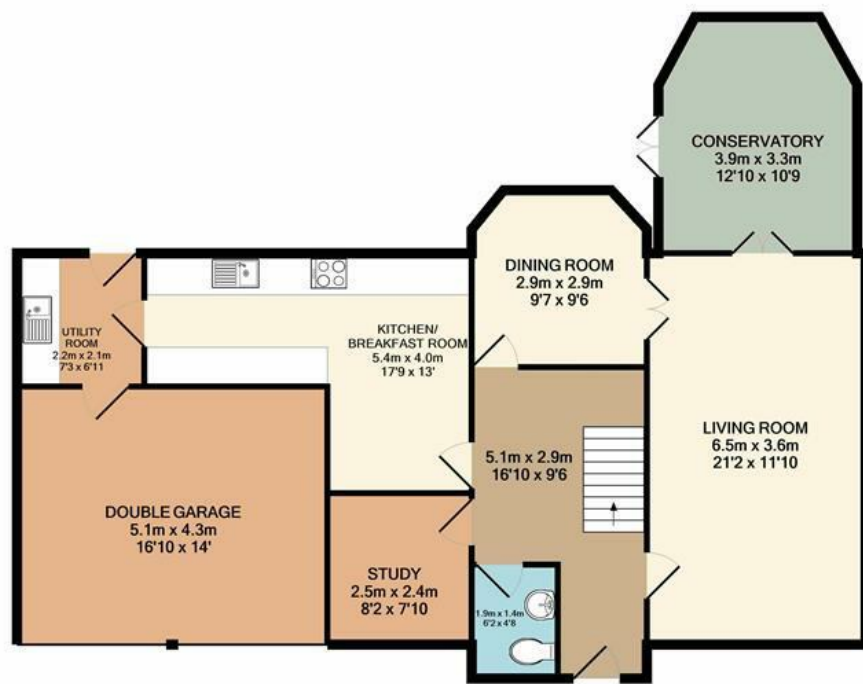


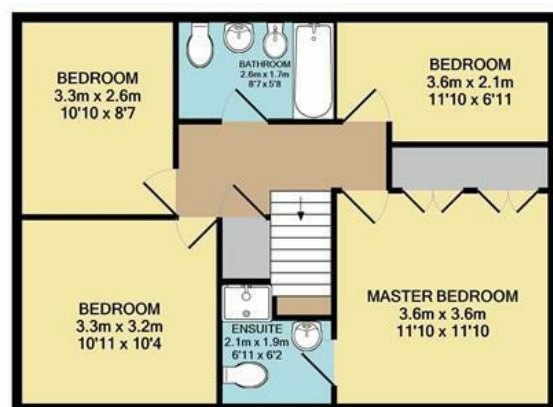


Hallgate | Norwich | NR13  
Guide £475,000

abbotFox



GROUND FLOOR  
APPROX. FLOOR  
AREA 106.8 SQ.M.  
(1150 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 57.1 SQ.M.  
(615 SQ.FT.)

TOTAL APPROX. FLOOR AREA 163.9 SQ.M. (1765 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 generous, executive detached family home. Located within the sought after location of Thorpe End, this home occupies a private, corner plot within a quiet close. With accommodation comprising of an inviting entrance hall, spacious lounge, conservatory, dining room, office, refitted kitchen breakfast room and utility room to the ground floor, the first floor offers four generous bedrooms, en-suite to the master and family bathroom. With a high degree of privacy in the rear garden, the generous living accommodation means this is an ideal opportunity for any growing family. With ample off-road parking to the front and a double garage on offer, this home demands an internal viewing to be appreciated.

