



abbotFox

Greyfriars Close, Norwich  
*Offers In Excess Of £675,000*

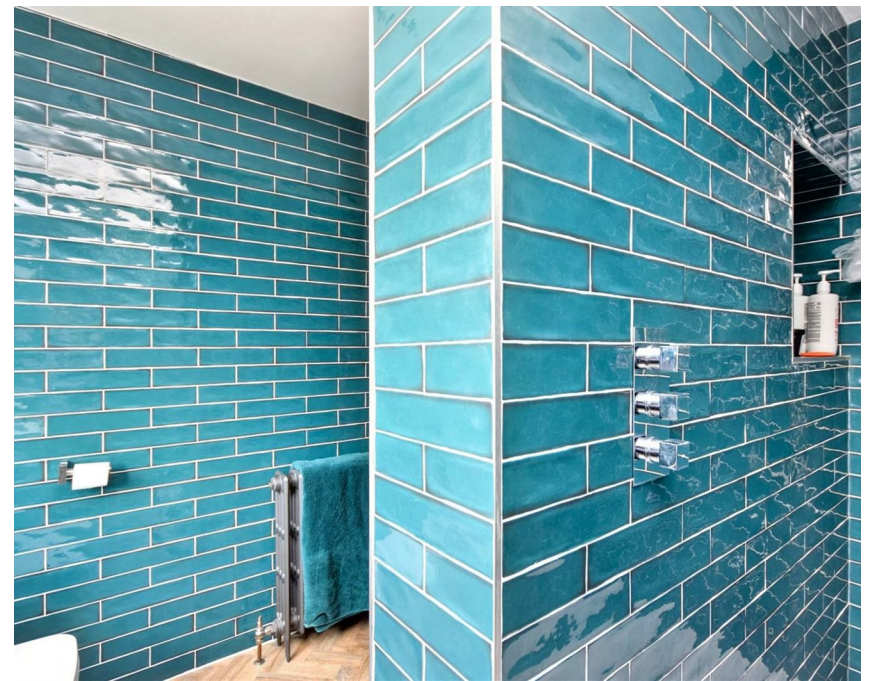
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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic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

Colin McKenzie | **Branch Partner**







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

abbotFox presents this impressive, extended family home, perfectly positioned within a quiet cul-de-sac in the heart of Old Catton.

Occupying a generous plot, this home offers spacious and versatile living, ideal for growing families or those seeking multi-generational accommodation. The ground floor welcomes you with a bright entrance hall, a generous lounge with views over the front garden, and an extended open-plan kitchen/dining room that flows seamlessly into a rear family room – a perfect space for entertaining or relaxing. The ground floor is completed with a utility room, boot room and cloakroom, along with internal access to the integral garage.

Upstairs, this home boasts four well-proportioned bedrooms, family bathroom and an additional contemporary shower room. Outside, the property continues to impress with a large rear garden, ideal for summer gatherings, and a driveway offering ample off-road parking.

Tucked away in a desirable NR6 location, this home enjoys easy access to local amenities, schools, and the city centre. A rare opportunity to secure a substantial home in a sought-after setting – early viewing is highly recommended.





A white projector is mounted on the dark grey wall, angled towards the right side of the room. It is connected to some cables.

A simple white ceiling light fixture with a single bulb is centered on the dark ceiling.

A window with a white frame and red curtains. A small framed picture sits on the windowsill. The view outside shows green foliage.

A white radiator is positioned below the window, against the dark grey wall.

A dark grey floating shelf is mounted on the wall, holding a remote control and other small items.

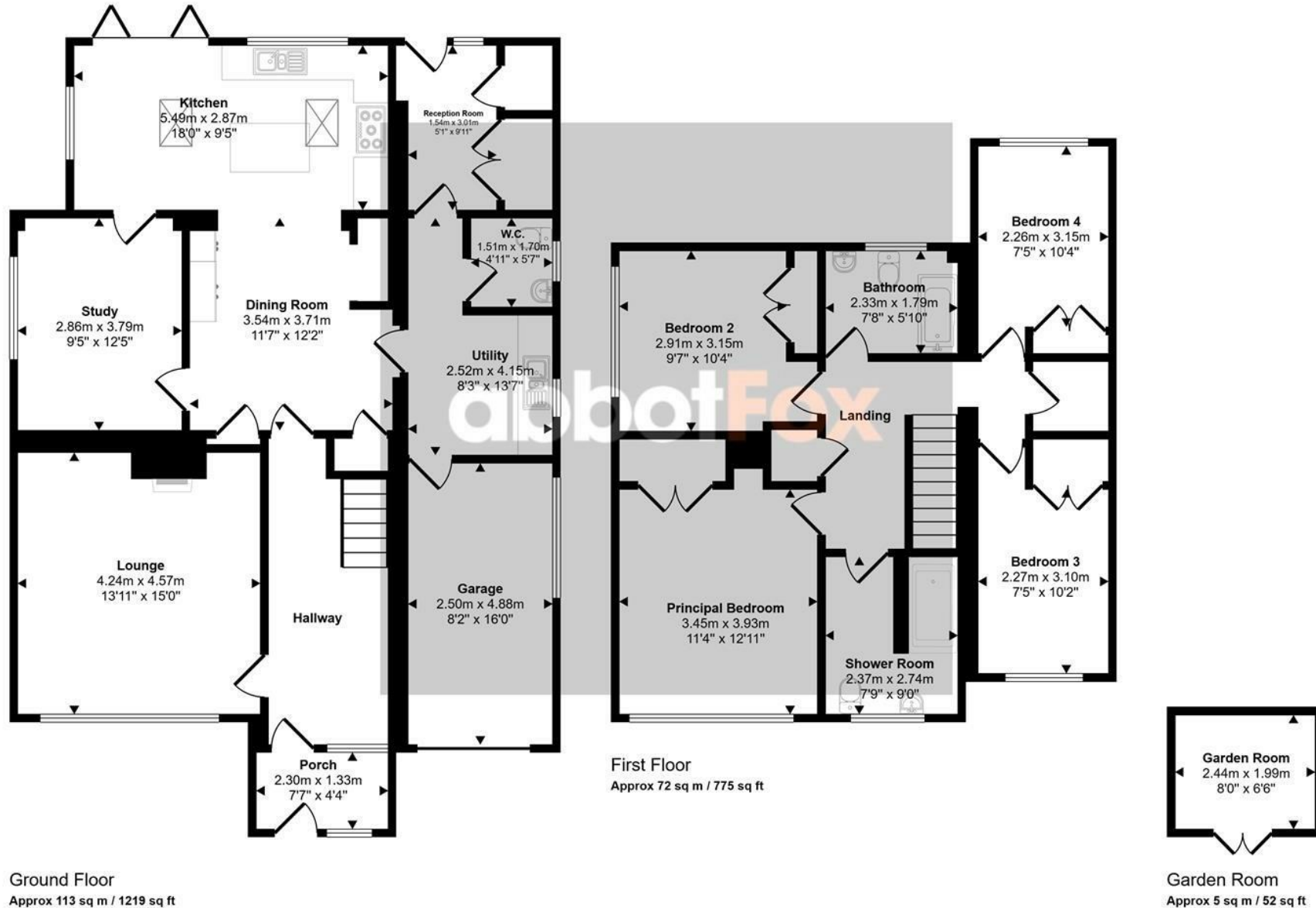
An electrical outlet is visible on the dark grey wall near the bottom of the shelf.



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

- Extended detached family home
- Four double bedrooms
- Exceptional living accommodation
- Private generous gardens
- Sought after location
- Easy access to local amenities
- Internal viewing highly recommended

Approx Gross Internal Area  
190 sq m / 2047 sq ft



Ground Floor  
Approx 113 sq m / 1219 sq ft

First Floor  
Approx 72 sq m / 775 sq ft

Garden Room  
Approx 5 sq m / 52 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 Snappy 360.

Let's talk

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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.