



abbotFox

Mallard Way, Sprowston, Norwich  
*£1,700 Per Month*

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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 A substantial detached family home extending to approximately 1,600 sq ft (stms), positioned within the highly regarded Manor Park development.

Built by Hopkins Homes in 2018, this impressive residence offers generous and versatile accommodation arranged over two floors. The property features four well-proportioned bedrooms, three reception rooms, a spacious kitchen dining room, and a south-west facing rear garden.

Occupying a private position set back from the road, the property enjoys a pleasant outlook and an excellent degree of privacy. The accommodation has been finished in a neutral palette throughout, creating a bright and welcoming environment ready for immediate occupation.

The ground floor comprises an entrance hall, cloakroom, sitting room, dining room, study, and an impressive kitchen dining room with direct access to the rear garden. To the first floor are four generous bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the enclosed south-west facing garden provides an ideal space for entertaining and family living, whilst ample parking and a detached garage complete the package.

Conveniently located within easy reach of local amenities, schools, transport links and open green spaces, this home represents an excellent opportunity for families seeking space, quality and modern living in one of the area's most desirable developments.

Available Immediately.







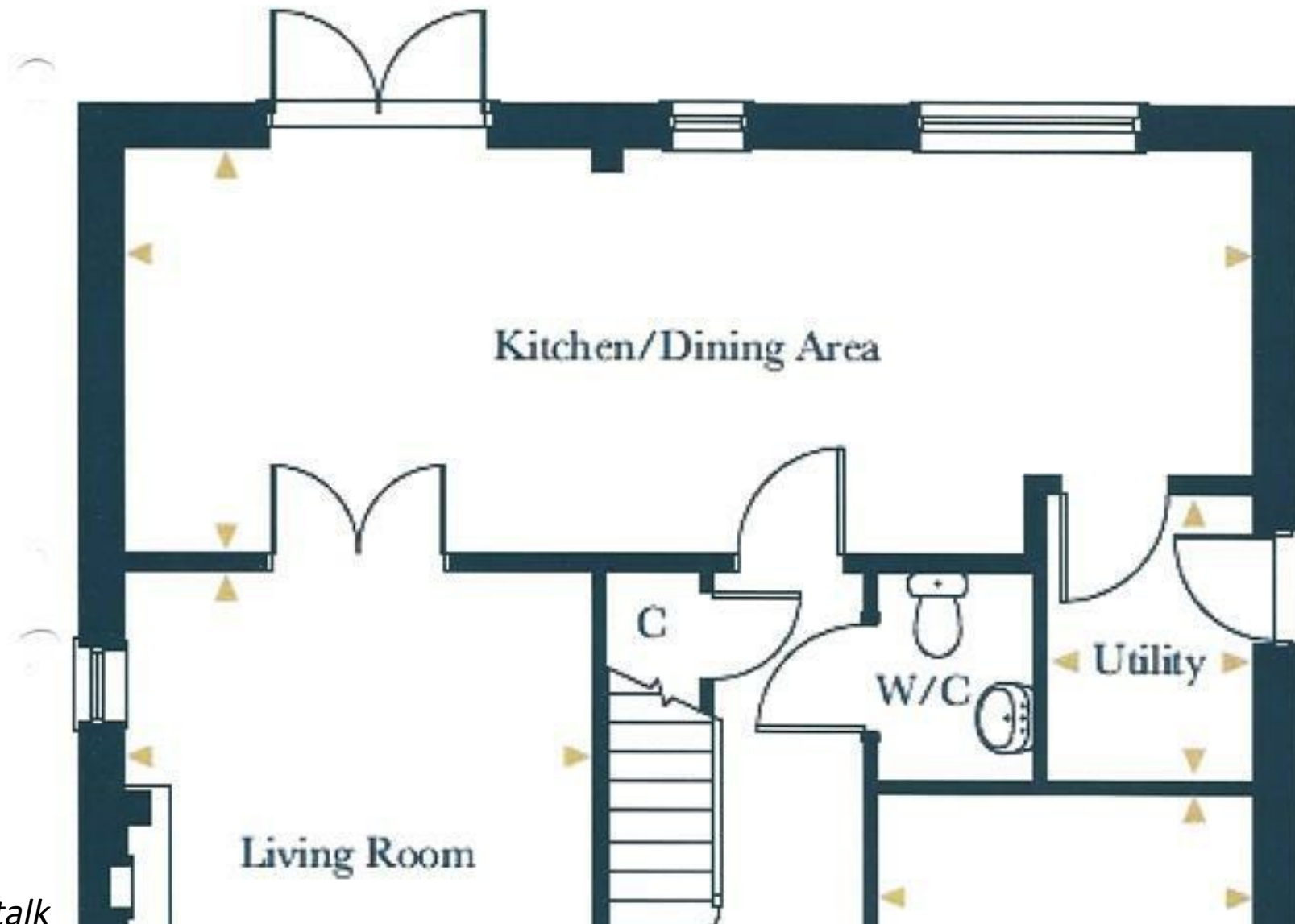
## THE HIGHLIGHTS \_\_\_\_\_

- Hopkins Built 2018 Detached House
- Four Bedrooms
- Three Reception Rooms
- South West Facing Garden
- Approx. Gross Internal Area 145 sq m / 1561 sq ft.

- 2.987m x 2.949m 9'9" x 9'8"

Utility Room

- 2.268m x 1.650m 7'5" x 5'5"



*Let's talk*

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@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.