

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.

Trilithon Close | Norwich | NR6  
**Guide Price £425,000**

The logo for abbotFox, featuring the word 'abbot' in white and 'Fox' in orange, set against a dark blue background.

abbotFox presents this extended three bedroom detached house. Situated just off the popular Low Road in Hellesdon, this home has been thoughtfully improved by the current owners to provide generous living accommodation and potential for multi-generational living. Situated within easy reach of a wealth of local amenities including schooling for all ages, this is a great opportunity for any growing family. Presented to an exceptional standard throughout an internal viewing comes highly recommended.

Photographs and floor plans to follow.

Guide price £425,000 - £450,000