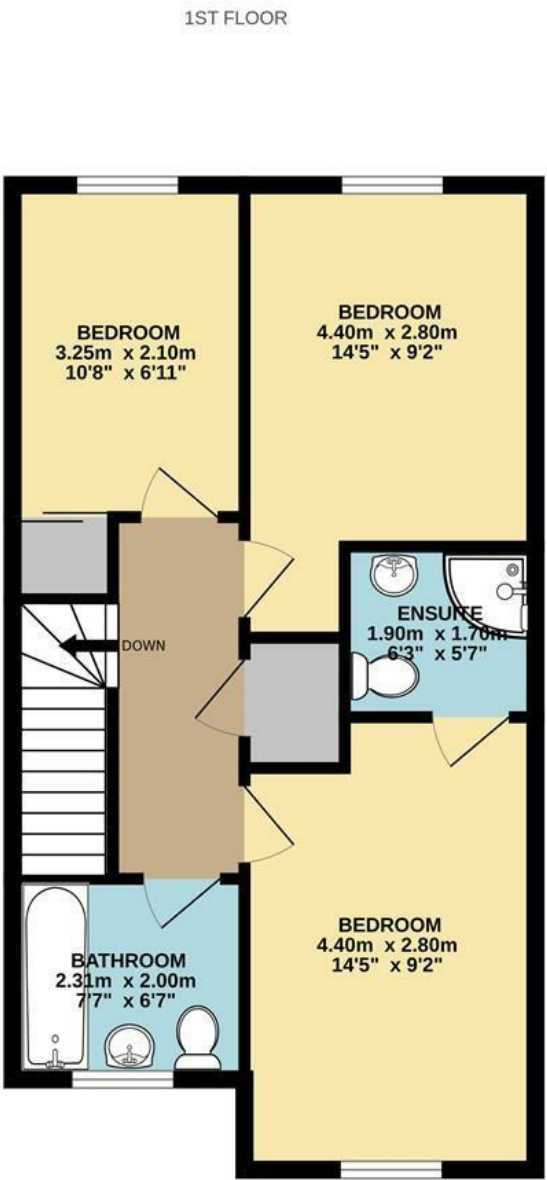




Gordon Avenue | Norwich | NR7
Guide £300,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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abbotFox Land & New Homes presents this impressive three bedroom semi detached new build home in the popular suburb of Thorpe St Andrew.

Accommodation briefly comprises; a spacious reception hall, cloakroom, lounge dining room with French doors out onto the rear garden and a stunning kitchen complete with appliances.

The first floor provides three generous bedrooms, the principle bedroom with an en suite and a family bathroom off the landing also with shower over the bath.

Outside to the rear, there is a good sized, private fully enclosed garden with a patio. To the front, there is off-road parking for two vehicles.

Quality materials, fixtures and fittings have been used throughout making for an impressive home with long term durability.

Specific details:

- Air-source heating
- Under floor heating on ground floor radiators on first floor
- Double glazed windows and doors throughout
- High quality contemporary kitchen units and worktops
- Integrated appliances
- Quality sanitary ware
- Enclosed rear gardens

A wide range of amenities can be found within walking distance including, schools, a doctors surgery, various food outlets and shops including a Tesco's express. There is a Sainsbury's superstore nearby.

The city centre is just 2 mile to the east. There is excellent access out onto the A47 and Northern Distributer Route.

