



Clabon Road | Norwich | NR3
 Guide £200,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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

abbotFox Land & New Homes presents this unique self build opportunity in a much sought after location in NR3, north of Norwich.

Consent has been granted and planning has been implemented with the site up to slab level.

The property is ultra modern in style, single storey under a sedum roof providing three bedrooms, an open plan kitchen living family room, family bathroom, utility room and WC.

Outside there is parking for several vehicles to the front. The rear garden is private and a good size featuring a decked sun terrace,

Full details can be found using Norwich City Council's planning portal using the following reference 13/00049/F