



Willowcroft Way | Norwich | NR4  
PCM £1,550 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
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.





**\*\*abbotfox presents\*\*** This exceptional four bedroomed modern semi detached townhouse is situated in the popular suburb of Cringleford. A modern open plan living area with large double door over looking the garden downstairs with all your inbuilt kitchen appliances included.

Upstairs comprises of master bedroom with En suite shower room and large built in wardrobe as well as a further three bedrooms.

Located on Cringleford's Round House Park development, the property benefits from easy access into the city, onto the A11 and A47. There is a wide range of amenities in the surrounding villages including a primary schools and variety of golf courses, country clubs, health spas, and a Waitrose supermarket in Eaton.

