



The Paddocks | Norwich | NR6
 Guide Price £340,000

abbotFox



Floorplan
 Approx 88 sq m / 950 sq ft

Reception Room
 Approx 10 sq m / 108 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



abbotFox presents this stylish, extended detached bungalow. Set within a quiet residential close in the sought after area of Old Catton, this home represents an ideal opportunity for any buyer looking to enjoy life on one level.

The current owners have thoughtfully improved and extended this home, to offer a bright and stylish finish throughout. The accommodation comprises; entrance hall, spacious lounge with multi-fuel burner, kitchen diner, utility room, three comfortable bedrooms and a stylish family bathroom. Externally, the property allows ample off road parking for numerous vehicles, a detached garage (currently used as a studio) and a generous, enclosed rear garden that affords a high degree of privacy.

Offered to the market with no onward chain, an internal viewing comes highly recommended.

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