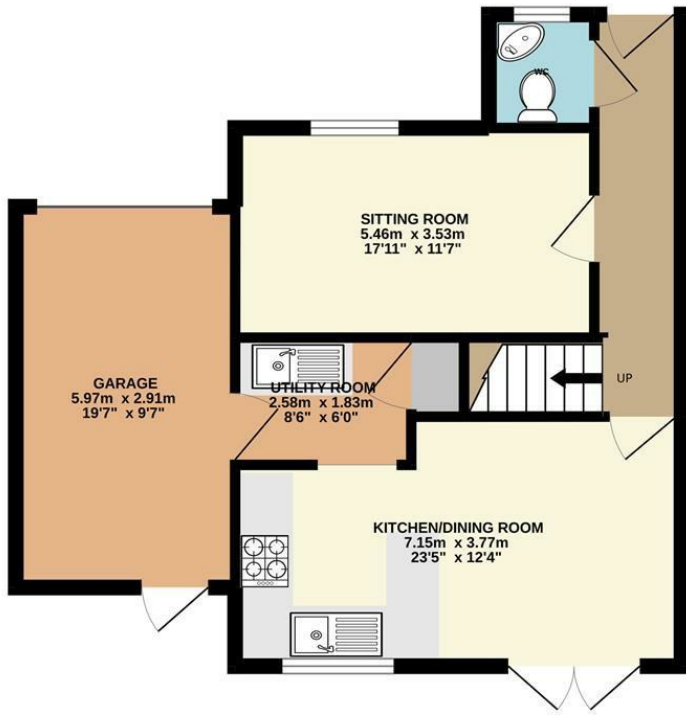


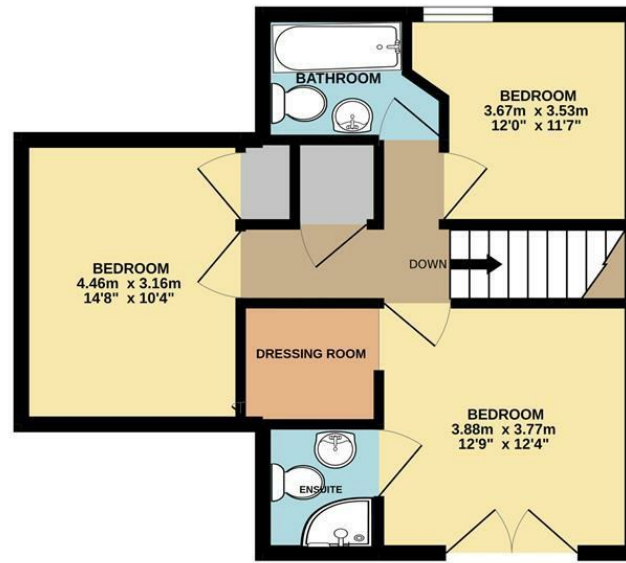
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

GROUND FLOOR



1ST FLOOR



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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Flaxlands Road | Norwich | NR16  
 Guide £395,000

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 stunning new build home on the edge of a popular south Norfolk village.

Just one of six individually designed homes with sensational views backing onto open fields.

The house builder has worked closely with a renowned local architect to ensure the home features contemporary accommodation with a carefully considered layout comprising; reception hall, cloakroom, sitting room and a most impressive kitchen dining family room with French doors out onto the rear garden.

The first floor provides three bedrooms, the principle bedroom featuring an en suite and dressing room. There is a family bathroom off the landing also.

Outside to the front, the property is approached via a driveway for several vehicles which leads to a garage.

There is a good sized rear garden which backs onto fields.

Specific details to follow.

Register now for further information.



FLAXLANDS