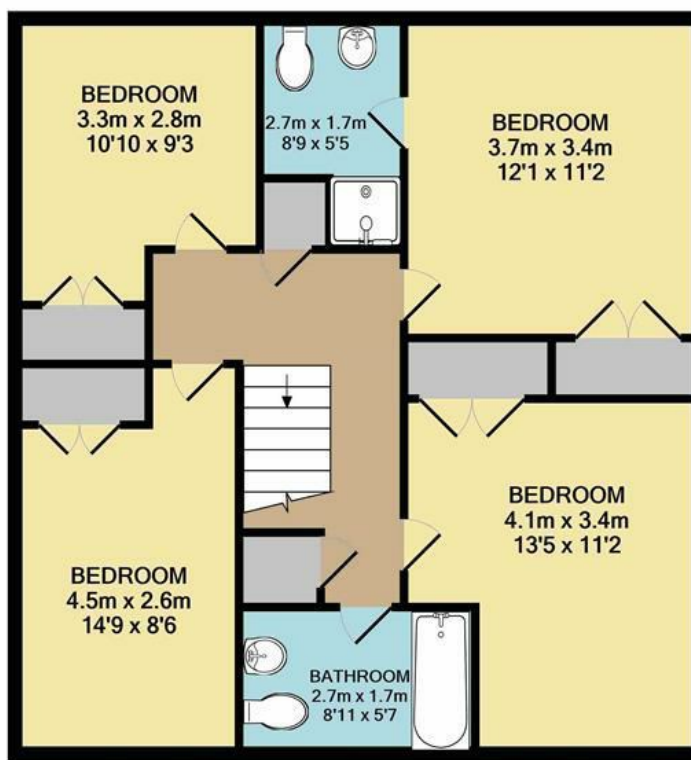


GROUND FLOOR  
APPROX. FLOOR  
AREA 93.8 SQ.M.  
(1010 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 66.7 SQ.M.  
(718 SQ.FT.)

TOTAL APPROX. FLOOR AREA 160.6 SQ.M. (1728 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		63
(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.



Jenny Road | Norwich | NR10  
Offers In Excess Of £450,000



abbotFox presents this generous family home. Occupying a prime position, within an exclusive development, this home affords a sense of space and privacy throughout. Situated in the popular and well serviced village of Spixworth, this is the perfect opportunity for any growing family.

The generous frontage allows for ample off road parking, with access to the integral garage. The internal accommodation comprises of an inviting entrance hall, cloakroom, bay-fronted lounge, dining room, re-fitted kitchen, utility room and extended conservatory to the ground floor. The first floor offers a spacious landing with access to four double bedrooms, en-suite shower room and family bathroom. The rear garden offers a high degree of privacy, perfect for any growing family. Having been exceptionally well maintained and improved by the current owners since its construction, an internal viewing comes highly recommended.

