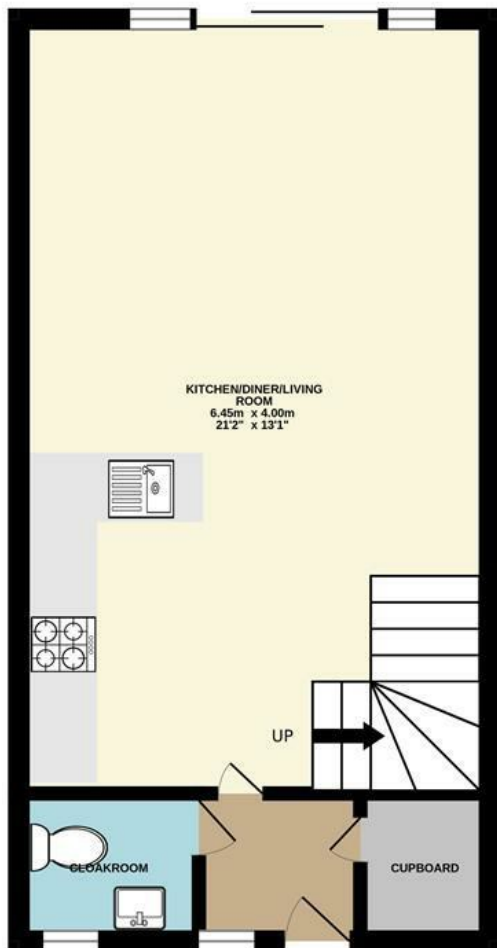




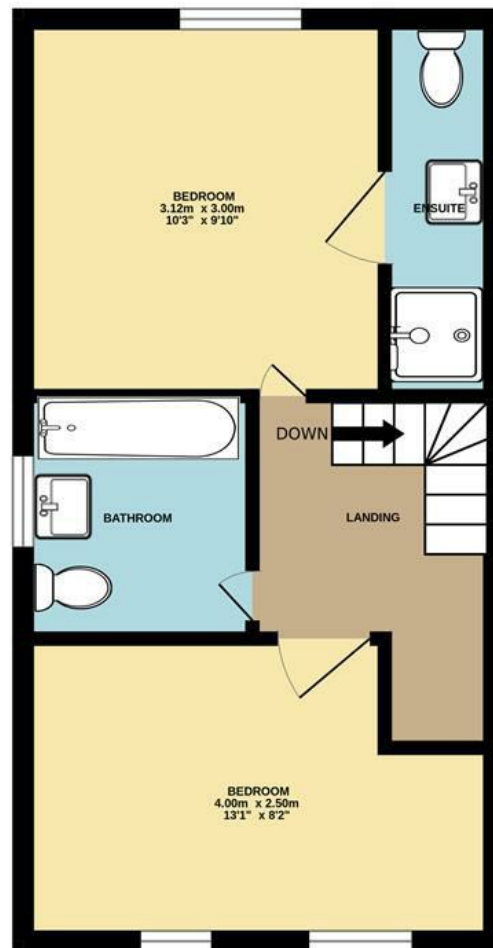
Hethersett | NR9
Guide £240,000

abbotFox

GROUND FLOOR
29.7 sq.m. (320 sq.ft.) approx.



FIRST FLOOR
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 59.5 sq.m. (640 sq.ft.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		83	
(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 and very well presented two bedroom semi detached home in the much sought after south Norfolk village of Hethersett.

Generously proportioned accommodation is neatly arranged over two floors and comprises; entrance hall, WC and utility room. There is a large, modern open plan kitchen dining room and lounge with French doors out onto the rear garden.

The first floor provides two double bedrooms, the principal bedroom with an en suite. There is a family bathroom off the landing also.

Outside to the front there is a small garden, enclosed by a picket fence. To the rear there is a larger than average, private, enclosed garden, mostly laid to lawn and featuring two patio areas.

