

abbotFox



Mallard Way, Sprowston, Norwich
Guide Price £230,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents this modern, end terraced home. A Discounted Market sale home, sold at 80% of market value.

Set within the sought after residential area of Sprowston, with a wealth of amenities on the doorstep, this home represents an ideal opportunity for any first time buyer or young family.

The accommodation is neatly arranged over two floors and comprises; entrance hall, cloakroom, kitchen breakfast room and lounge diner to the ground floor. The first floor offers three comfortable bedrooms, the master serviced with an en-suite shower room and a family bathroom accessed off landing. Externally, the property benefits from allocated parking and an enclosed rear garden. An internal viewing comes highly recommended.

Agents Note: This home is offered to the market as a re-sale of an affordable home at 80% of market value in perpetuity (protected via a restriction on the title). Applicants must have a local connection to Broadland district. For further information, please contact the sales team.

Guide price £230,000 - £240,000

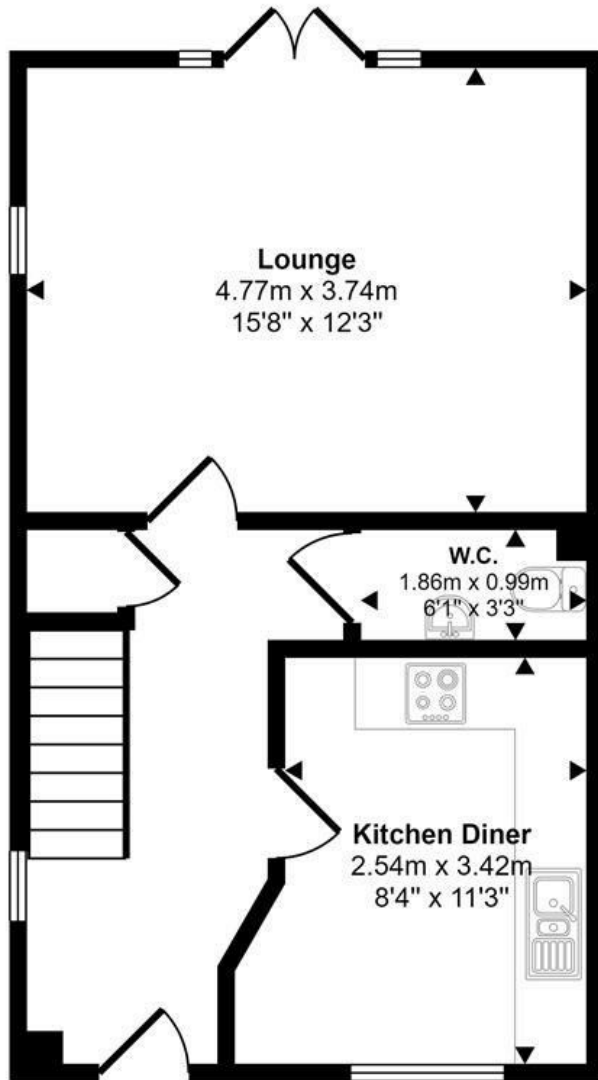




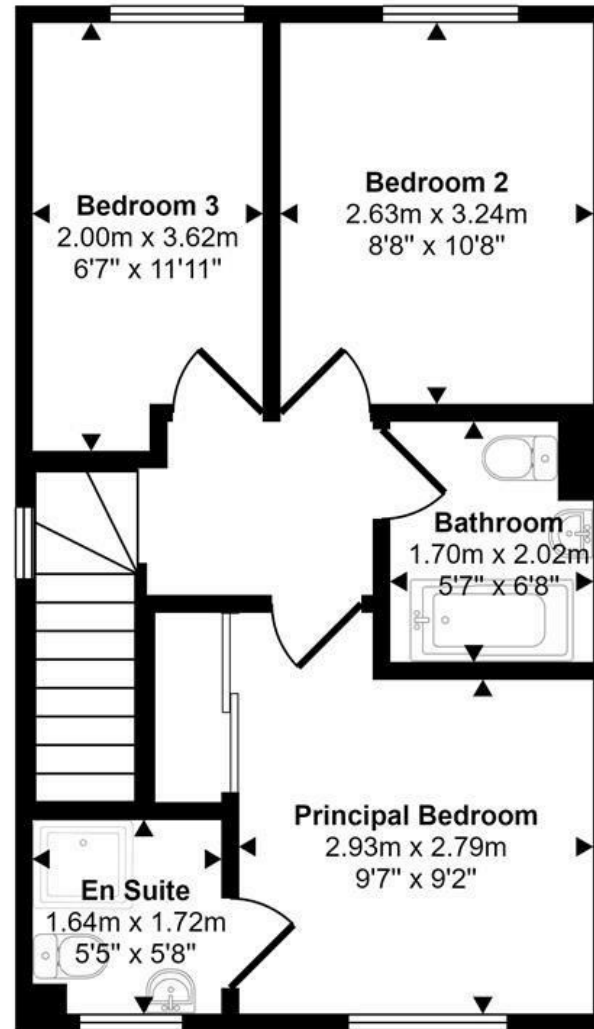
THE HIGHLIGHTS__



80 sq m / 857 sq ft



Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 40 sq m / 428 sq ft

Let's talk

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

EPC RATING - B

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.