

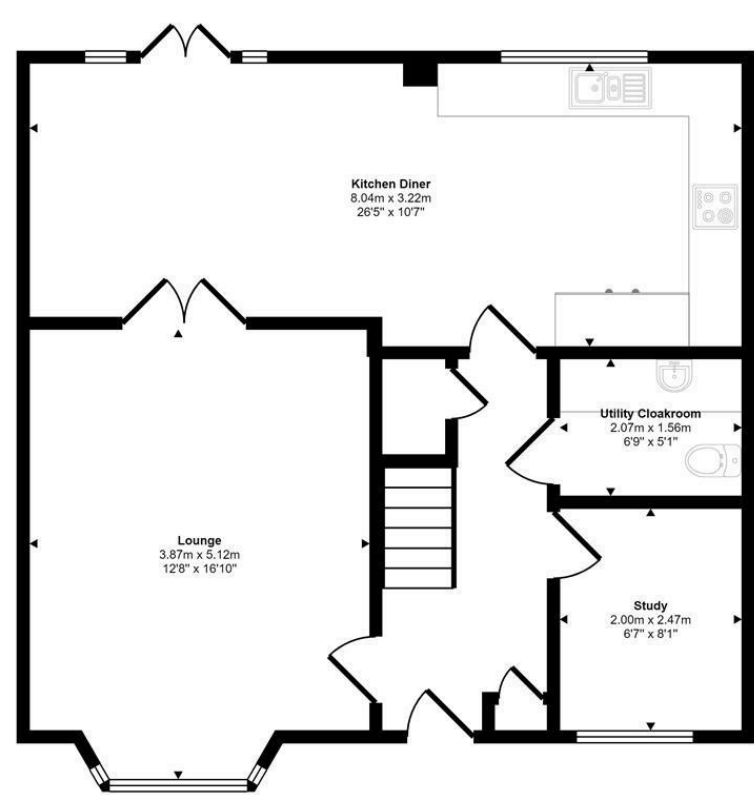


abbotFox

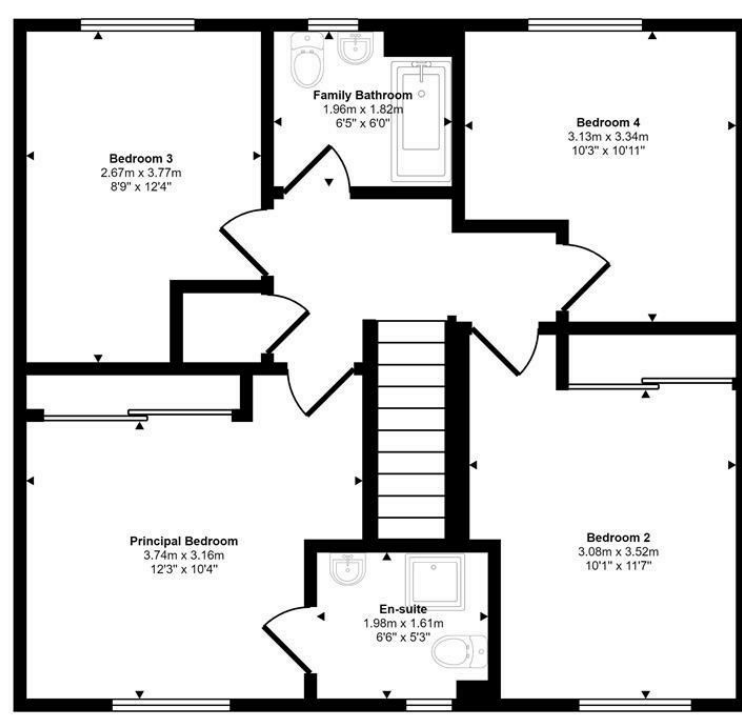
Oystercatcher Close | Sprowston | NR7  
£380,000

abbotFox

Approx Gross Internal Area  
123 sq m / 1327 sq ft



Ground Floor  
Approx 62 sq m / 665 sq ft



First Floor  
Approx 62 sq m / 663 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



abbotFox presents this stylish, detached family home. Situated within the popular residential area of Sprowston, this home has been exceptionally well maintained by the current owners since its construction.

The accommodation is neatly arranged over two floors, with an inviting entrance hall, lounge, kitchen diner, utility cloakroom and study to the ground floor. The first floor offers four double bedrooms, en-suite shower room and family bathroom. Sitting on a larger than average plot, the mature rear gardens offer an ideal space for any keen gardener or for those with children or pets, with the property further benefitting from ample off road parking and a garage.

An exceptional opportunity for any growing family, a n internal viewing comes highly recommended.

