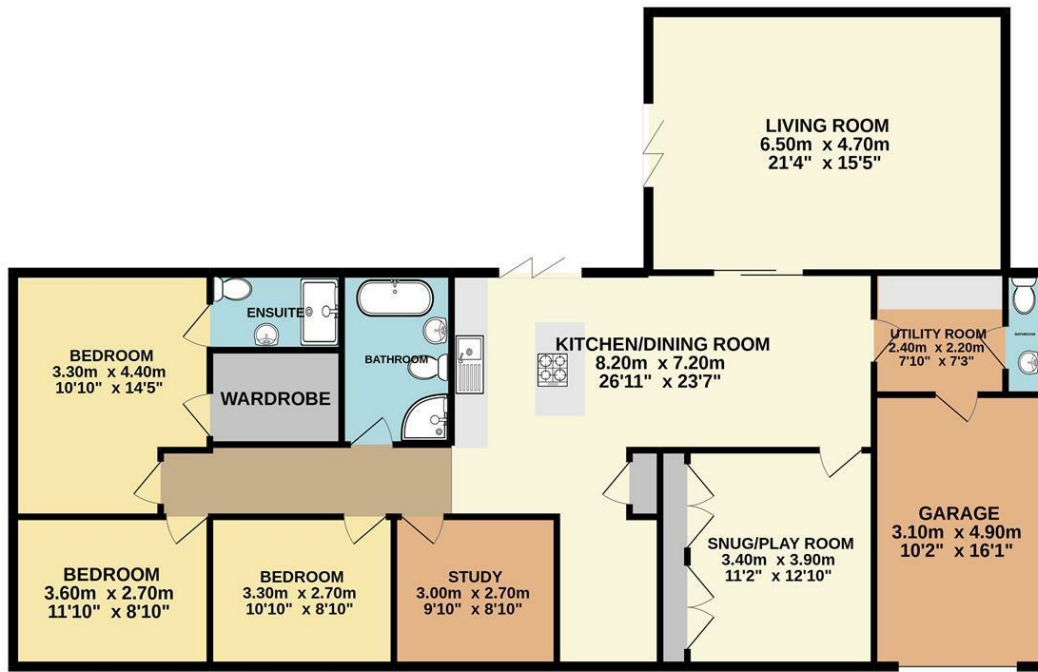


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
163.9 sq.m. (1764 sq.ft.) approx.



TOTAL FLOOR AREA: 163.9 sq.m. (1764 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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Swanton Morley | NR20  
Guide £450,000 (Freehold)



abbotFox presents this sensational four bedroom detached single storey home extended and improved by the current owners.

Generously proportioned accommodation briefly comprises; reception hall, stunning open plan kitchen dining room with bi-folding doors out onto the rear patio, triple aspect living room with bi-folding doors out onto the rear patio, snug/playroom, an impressive four-piece family bathroom, study/bedroom, three further double bedrooms, the principle bedroom with dressing room and en suite shower room.

In addition to this, there is a detached home office/gym with power, light and heating.

A good-sized, private rear garden is mainly laid to lawn with a feature patio area and decking area also.

There is a driveway providing ample parking as well as a garage.

