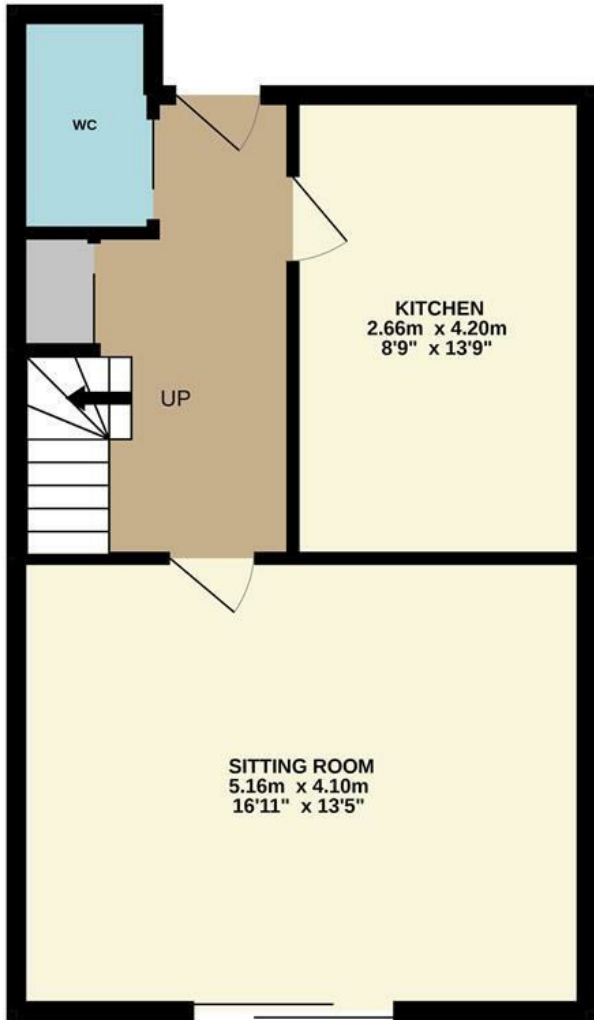
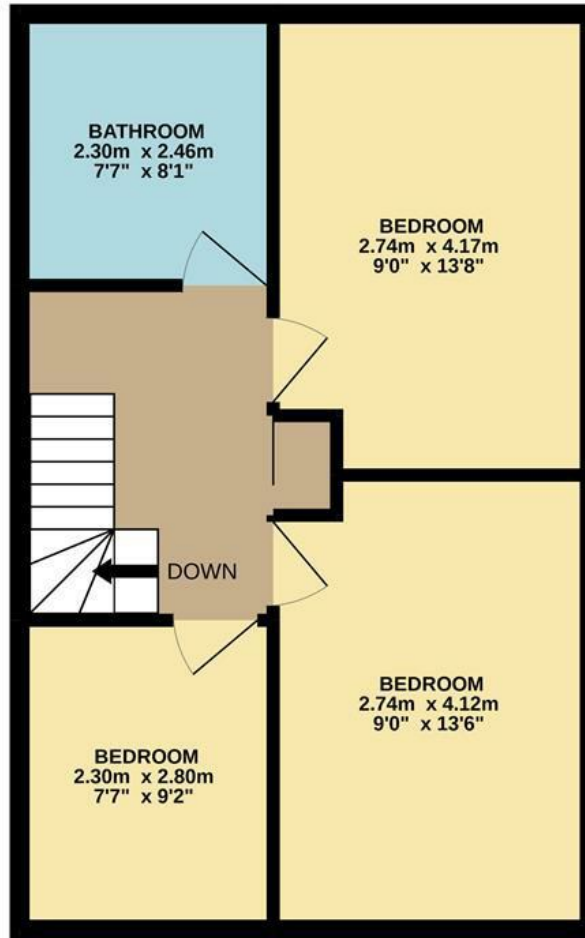


GROUND FLOOR  
43.7 sq.m. (470 sq.ft.) approx.



1ST FLOOR  
42.8 sq.m. (461 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

TOTAL FLOOR AREA : 86.5 sq.m. (931 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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North Walsham Road | Norwich | NR6  
Guide Price £270,000



abbotFox Land & New Homes presents Royal Oak, an exclusive collection of just eight individually designed homes built by a well known, local, luxury house builder.

These unique homes offer an exceptional level of specification throughout. Enjoying a much sought after position within the highly desirable Norwich suburb Sprowston conveniently located just a short walk away from amenities including a renowned bakery, various takeaways, a convenience shop and pharmacy.

Quality materials are being used throughout to ensure durability with low maintenance and incorporating the very latest technology to realise maximum energy efficiency and comfort.

This one off site consists of four three bedroom semi detached houses, one three bedroom detached house, one three bedroom detached bungalow and two three bedroom detached chalets.

The properties will be supplied with a 10 year building warranty.

Specific details:

INTERNAL

- Electric air source heating
- Underfloor heating to ground floor, radiators upstairs
- Pre-Finished white internal doors
- Gloss white skirting and architraves
- Choice of Dulux wall colours
- Chrome sockets and switches
- Superfast fibre broadband
- Sealed unit anthracite grey double glazed windows and doors
  - Multizone heating control
  - Alarm
- CAT 6 wiring (plot 5, 6, 7 and 8 only)



ROYAL  
OAK