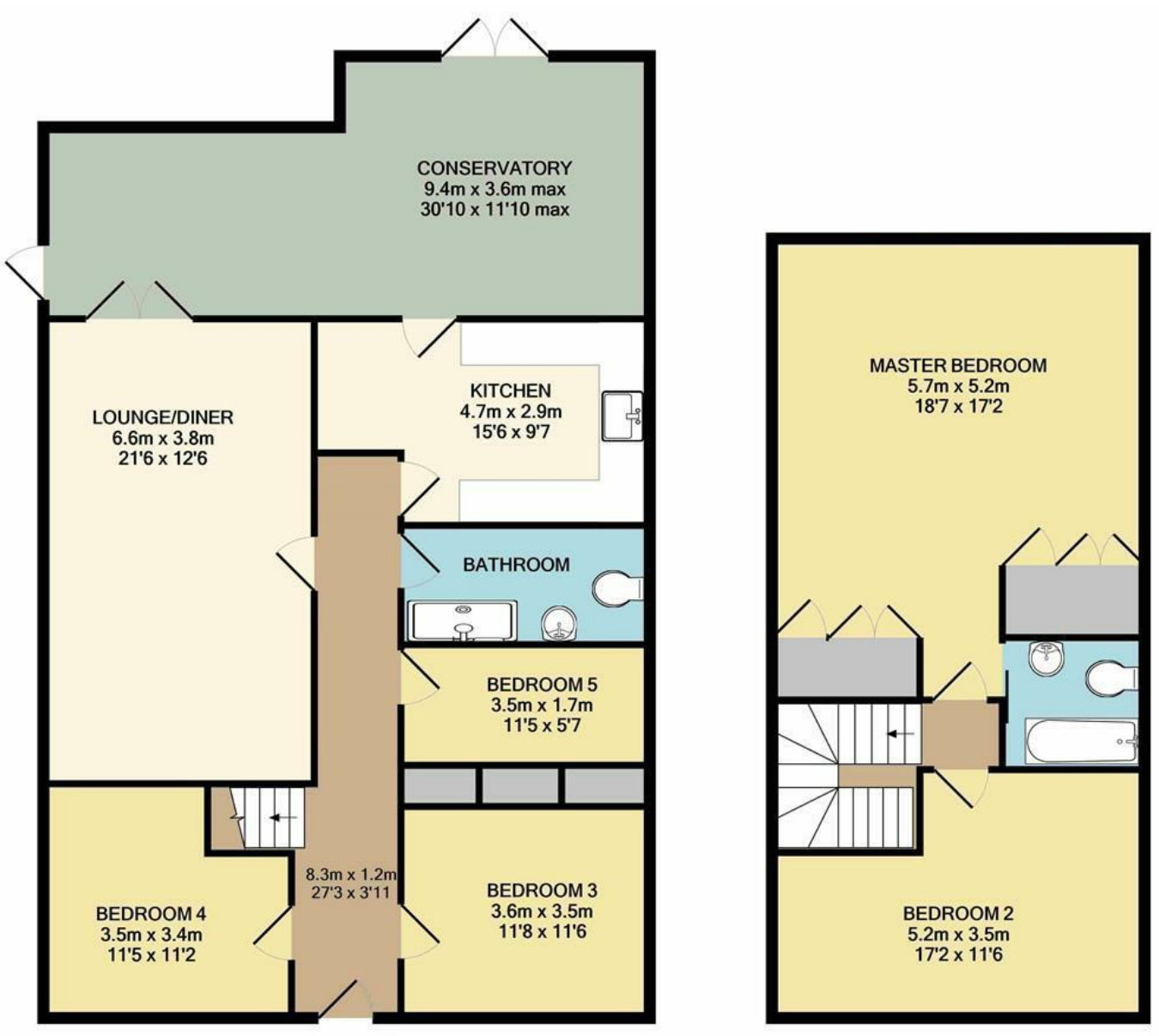
abbotFox

Sunny Grove| Norwich| NR5

Guide Price £390,000 - £400,000



GROUND FLOOR
APPROX. FLOOR
AREA 111.4 SQ.M.
(1199 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 57.5 SQ.M.
(619 SQ.FT.)

TOTAL APPROX. FLOOR AREA 168.9 SQ.M. (1819 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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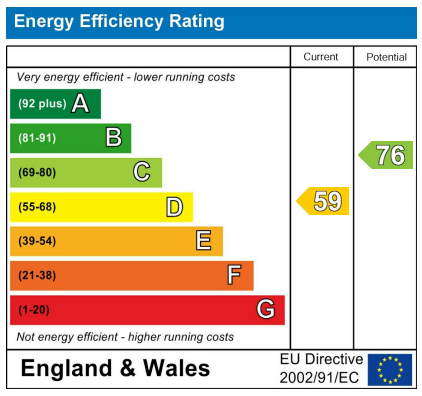

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abbotFox presents this deceptively spacious, detached family home. Having been thoughtfully and extensively remodelled and improved by the current owners, this is an ideal opportunity for any growing family. With a flexible layout offering up to five bedrooms, this home offers a light and stylish finish throughout. With an inviting entrance hall, three bedrooms, a re-fitted kitchen, a re-fitted shower room, lounge diner, and spacious conservatory to the ground floor, the first floor offers two spacious double bedrooms, with a stunning en-suite bathroom to the master. Occupying a generous plot, with enclosed, mature rear gardens, and ample off road parking, this home is ideally situated on a quiet road within easy reach of many local amenities. This home demands an internal viewing to be appreciated.

Located in the popular west suburb of Costessey, the area is served by a range of local shops, all levels of schooling, woodland walks and well-stocked fishing lakes. There are regular bus services into Norwich and a Park and Ride service at the Norfolk Showground.

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