

abbotFox





Costessey, NR8  
*Guide Price £290,000*

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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 generous and highly versatile four bedroom three storey end townhouse, occupying a prominent position within a popular and well served residential development in Costessey.

Offering well balanced accommodation arranged over three floors, this home has been designed with modern family living in mind. The ground floor accommodation comprises; an inviting entrance hall, cloakroom, kitchen breakfast room and spacious lounge diner, which allows direct access to the enclosed private rear garden.

The first floor offers two spacious bedrooms, and a family bathroom accessed off landing. The top floor, offers two further double bedrooms with the principal bedroom benefiting from an en-suite shower room

Externally, the property enjoys a private enclosed rear garden, ideal for outdoor dining and entertaining, with off road parking and a garage set to the rear.

Conveniently located within easy reach of a range of local amenities, schooling and transport links, the property also provides excellent access to Norwich city centre and the A47. Offering generous and flexible accommodation throughout, this is an ideal home for growing families and an internal viewing comes highly recommended.

Guide price £290,000 - £300,000









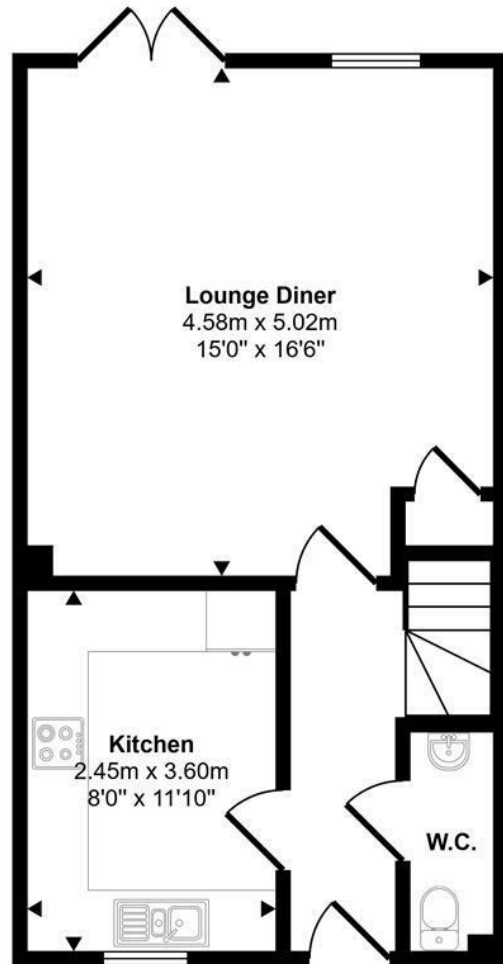


## THE HIGHLIGHTS\_\_

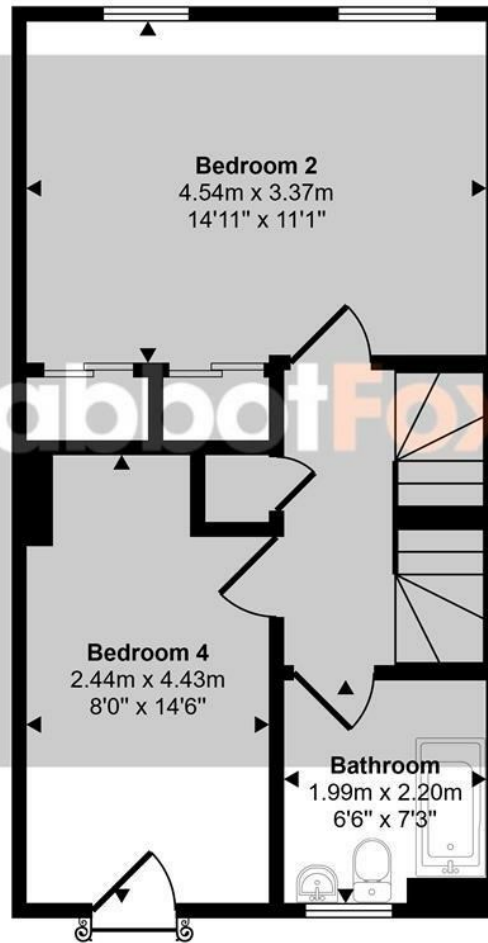
- End terraced townhouse
- Four double bedrooms
- Generous living accommodation
- Garage and off road parking
- Enclosed, private rear garden
- Ideal family home
- Close to local amenities
- Easy access to Norwich and A47
- Viewing advised
- Guide price £290,000 - £300,000



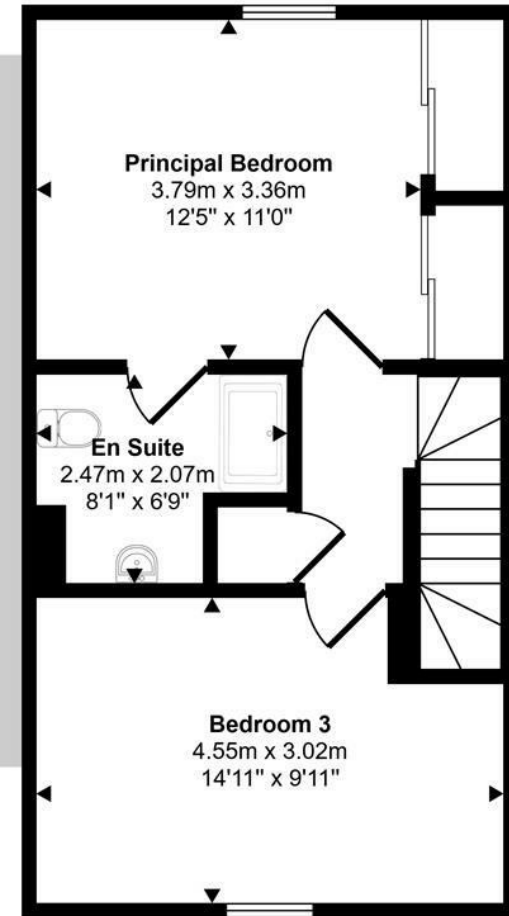
Approx Gross Internal Area  
120 sq m / 1294 sq ft



Ground Floor  
Approx 40 sq m / 435 sq ft



First Floor  
Approx 40 sq m / 428 sq ft



Second Floor  
Approx 40 sq m / 431 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.

*Let's talk*

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EPC RATING -

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