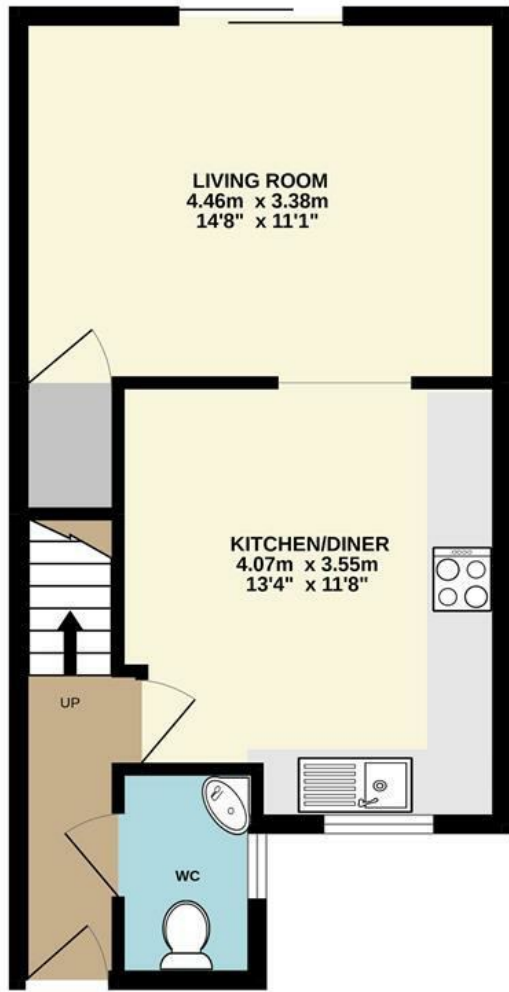


GROUND FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



1ST FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 72.4 sq.m. (780 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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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.



Burrage Way | Norwich | NR7  
Offers In Excess Of £270,000



abbotFox presents this exceptional, Norfolk Homes built, modern terrace. Having been exceptionally well maintained and improved by the current owners, this home occupies a prime position within a popular development in Sprowston. With a variety of local amenities on the doorstep, this is an ideal opportunity for any first time buyer or professional couple.

Internal accommodation comprises; entrance hall, cloakroom, kitchen diner and lounge to the ground floor, with two generous en-suite double bedrooms to the first floor. Externally, the enclosed rear garden offers a high degree of privacy, with the property also benefitting from a garage and car port. An internal viewing comes highly recommended to appreciate this home.

