
abbotFox

Earles Gardens, NR4
£3,300 PCM

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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 I **Branch Partner**











THE DETAIL___

AbbotFox are proud to present this spacious student property near the UEA.

This well-appointed and spacious student property, ideally situated close to the University of East Anglia offers all double bedrooms, generous communal areas, and modern conveniences, this home is perfect for students seeking both comfort and practicality.

The property features a large, modern kitchen and utility area, thoughtfully designed to cater to multiple occupants. It includes:

Two ovens and two hob units for easy meal preparation
Two under-counter fridges, a larder freezer, and an additional under-counter freezer for ample food storage
A washing machine, dishwasher, and tumble dryer for added convenience
Two microwaves to meet all cooking needs
Leading off the kitchen is a private patio area, complete with a picnic bench, providing the perfect outdoor space for socializing or relaxing.

This home benefits from three bathrooms, as well as an additional separate cloakroom, ensuring there are plenty of facilities for all occupants. The spacious lounge area, furnished with two sofas, offers a welcoming communal space for unwinding.

A standout feature of this property is the unique middle-floor layout, where two rooms each have separate adjoining study and bedroom areas, providing additional privacy and a dedicated workspace.

For those with vehicles or bicycles, the property includes two dedicated parking spaces, free on-street parking within the estate, and a large double garage with secure cycle storage.

Located in a sought-after student area, this property offers both convenience and practicality, making it an excellent choice for those studying at UEA.

Available from August 27.

Enquire now with abbotFox to arrange a viewing!





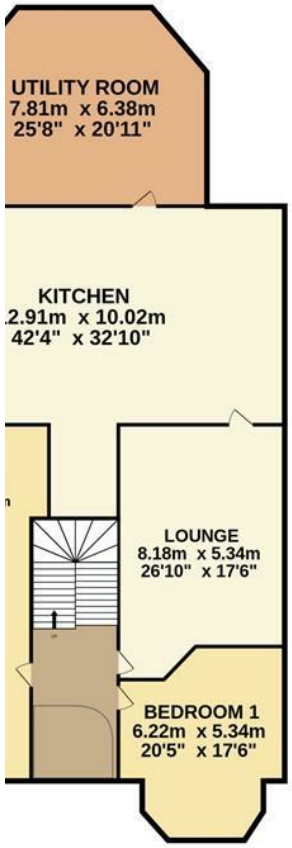




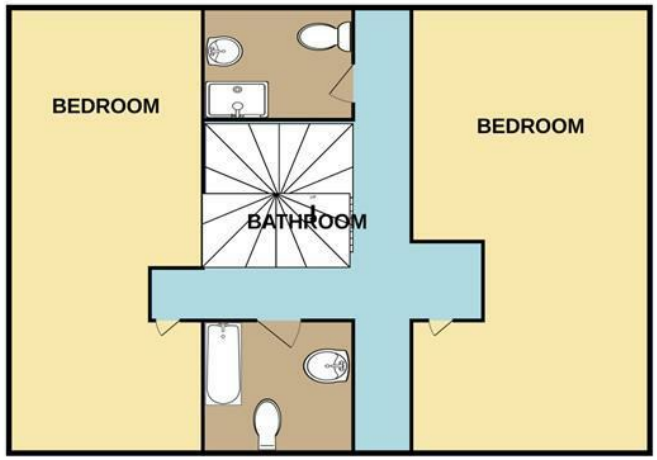
THE HIGHLIGHTS___

- Modern Student Property
- Close to UEA
- Well Presented Throughout
- All Good Sized Bedrooms
- Six Bedrooms
- Three Bathrooms

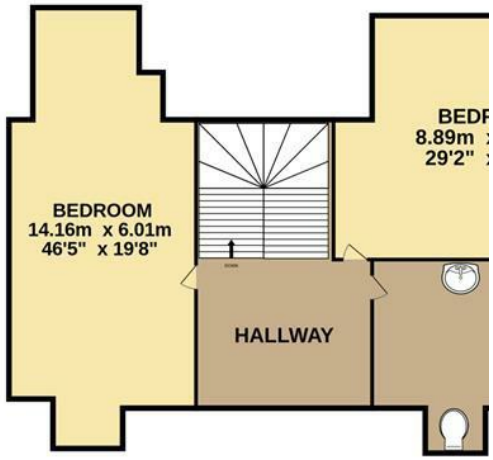
IND FLOOR



1ST FLOOR



2ND FLOOR



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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EPC RATING - C

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