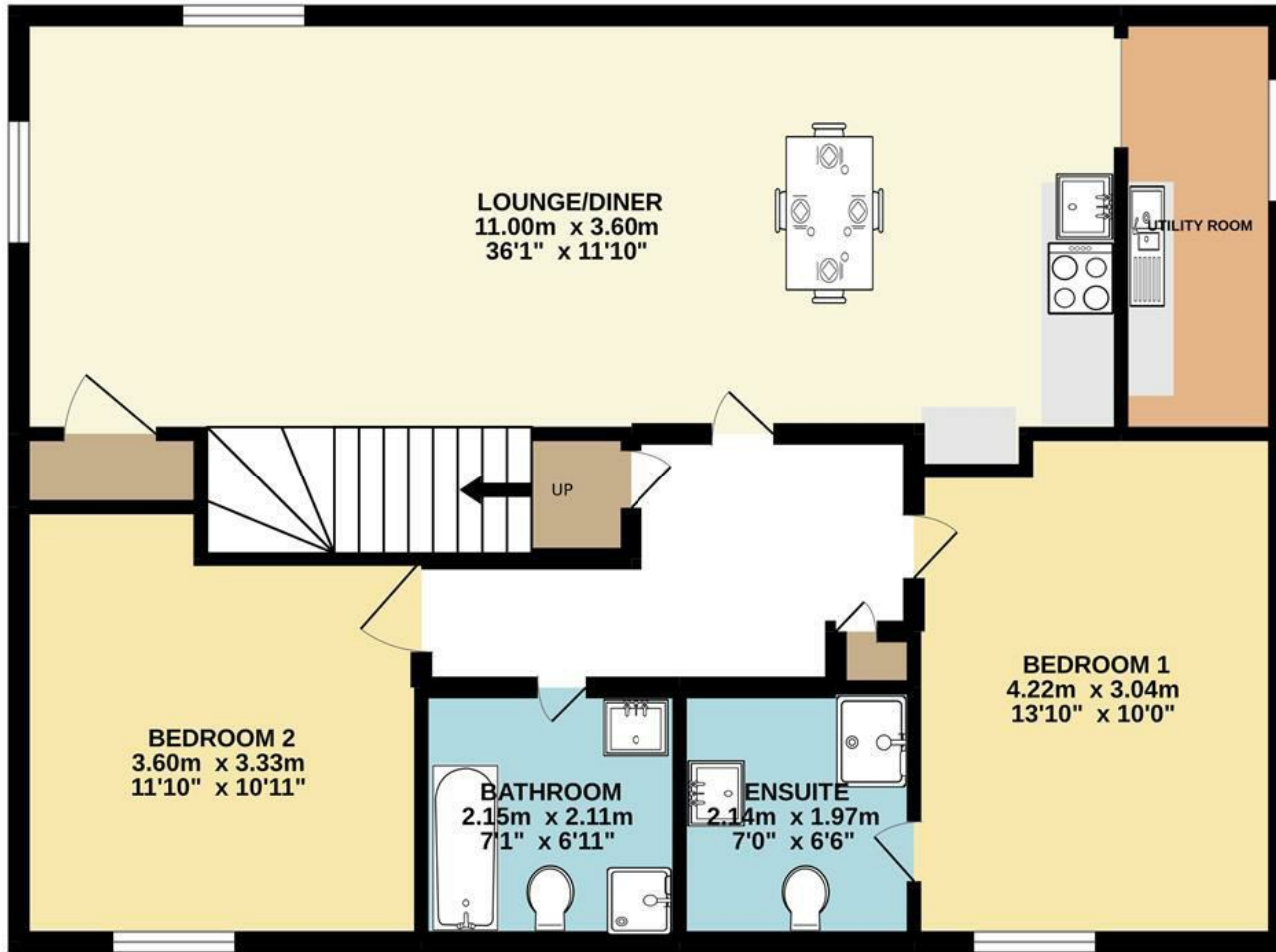


GROUND FLOOR  
73.8 sq.m. (794 sq.ft.) approx.



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 : 73.8 sq.m. (794 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.  
Made with Metropix ©2022



Tuckswold Lane | Norwich | NR4  
Offers In Excess Of £290,000



abbotFox Land & New Homes presents this stylish penthouse apartment. This stunning apartment has been meticulously designed and stylishly finished throughout and is set within an exclusive development as part of a conversion of a former Georgian home. With generous open plan living accommodation, with hidden utility room, this is the perfect space for entertaining guests. The property also offers two double bedrooms, a generous family bathroom and en-suite shower room. With the additional benefit of an allocated parking space and a private garden area, this home demands an internal viewing to be fully appreciated.

The property is conveniently located in a popular area served by a range of local amenities including local shops, all levels of schooling, and public parks. There are regular bus services into the city of Norwich and the Norfolk and Norwich Hospital and easy access to the A47 Southern Bypass and A11.

