

abbotFox



Norwich, NR5  
£330,000

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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 stylish detached family home, occupying a favourable position with open views to the rear and having been thoughtfully and tastefully improved by the current owners.

The accommodation is well proportioned and versatile, with the first floor offering four bedrooms, including an en-suite to the principal bedroom, alongside a modern family bathroom. To the ground floor, the home provides generous living space, perfectly centred around a stylish kitchen diner, which forms the true heart of the home and an ideal setting for both family life and entertaining.

Externally, the property benefits from off road parking, adjoining garage and a secluded, rear garden which affords an exceptional degree of privacy.

Ideally situated within easy reach of the University and the Hospital, this impressive home combines comfort, style and convenience. An internal viewing comes highly recommended to fully appreciate all that this property has to offer.

Agents Note: This property is currently under an on-going treatment plan for Japanese Knotweed until 2030, with no signs of return within the last two annual inspections





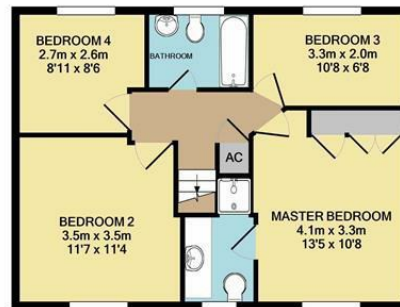


## THE HIGHLIGHTS \_\_\_\_\_

- Detached family home
- Four bedrooms
- Generous living accommodation
- Stylish kitchen diner
- Off road parking and Garage
- Open views to the rear
- Secluded, private gardens
- Internal viewing advised



GROUND FLOOR  
APPROX. FLOOR  
AREA 75.2 SQ.M.  
(810 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 49.8 SQ.M.  
(536 SQ.FT.)

TOTAL APPROX. FLOOR AREA 125.0 SQ.M. (1346 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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Let's talk

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EPC RATING - D

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