




Christchurch Road | Norwich | NR2
 Guide £700,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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The logo for abbotFox, featuring the word 'abbot' in a dark blue font and 'Fox' in a bold, orange font, set against a dark blue square background.

COMING SOON.

abbotFox Bespoke presents this four-bedroom home situated in Norwich's sought after Golden Triangle and is packed with quirky living spaces - including a statement dining space and its very own cocktail bar.

There is something surprisingly quaint about the interior of this four-bedroom, three-storey home, despite its impressive Edwardian-era high ceilings and large windows.

There is an entrance hall, sitting room and kitchen on the ground-floor, as well as a good-sized dining space and a useful ground-floor bedroom and ground floor shower room.

Three further bedrooms and a bathroom are located on the two floors above.

The property is accessed through a gated entrance with high brick walls and wooden fencing, which provide a good deal of privacy and seclusion.

There is plenty of off-road parking on the shingle driveway, and there is also a garage.

The garden is a real sun trap and includes a good-sized patio, which offers plenty of space for al fresco dining, and there is also a large area of lawn laid with low maintenance artificial grass.