

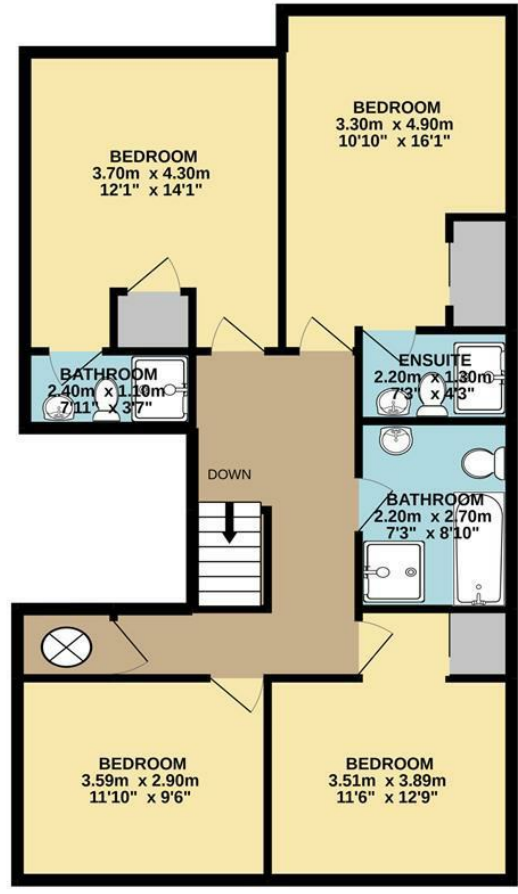
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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.

GROUND FLOOR



1ST 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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| Norwich | NR13
Guide Price £625,000



abbotFox Land & New Homes presents this impressive detached home within Oaklands, an exclusive gated development by luxury house builder Clere House Developments enjoying a unique elevated position within the attractive riverside village of Brundall.

Accommodation in brief comprises; reception hall, study, sitting room, kitchen dining room, utility room and cloakroom. The first floor provides four bedrooms, the principle bedroom and guest bedroom featuring en suites and family bathroom off the landing.

The developers have worked closely with a renowned local architect to ensure the home features contemporary accommodation finished with meticulous and luxurious detail, whilst an abundance of room is guaranteed with a spacious layout.

There is a double garage.

Specific details:

INTERNAL

- Air source heating
- Underfloor heating to ground floor, radiators upstairs
- Pre-Finished Oak doors
- Satin white skirting and architraves
- Choice of Farrow and Ball wall colours
- Satin Chrome sockets and switches
- Sealed unit anthracite grey double glazed windows and doors including bifolds
- Multi Zone SMART heating control

KITCHEN

- High quality pre-finished units
- Leading Brand appliances

