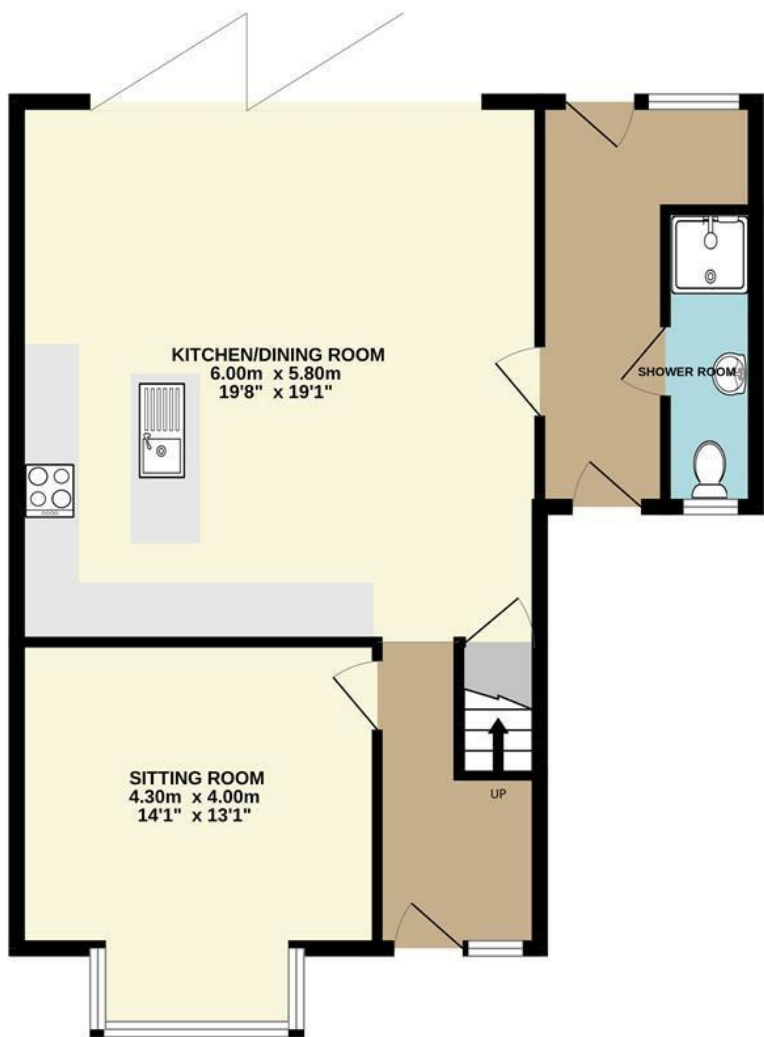




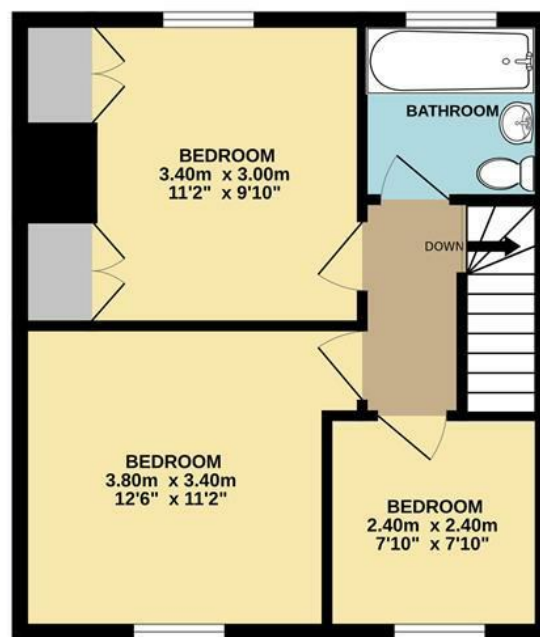
Waldemar Avenue | Norwich | NR6  
Offers In Excess Of £400,000

abbotFox

GROUND FLOOR  
67.3 sq.m. (725 sq.ft.) approx.



1ST FLOOR  
38.8 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 106.1 sq.m. (1142 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		71	
(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.



abbotFox presents this stylish, extended semi-detached house. Situated on a desirable road in the sought after residential area of Hellesdon, this home has been meticulously improved by the current owners to offer a bright and stylish finish throughout.

Ground floor accommodation comprises; entrance hall, bay-fronted lounge, stunning extended kitchen diner family room which opens out onto a raised terrace overlooking the fully enclosed South facing rear garden. The ground floor is completed with a utility and shower room, whilst the first floor offers three comfortable bedrooms and a family bathroom. The property also offers ample off road parking.

An ideal opportunity for any growing family, and offering potential for further extension (STPP) an internal viewing comes highly recommended.

