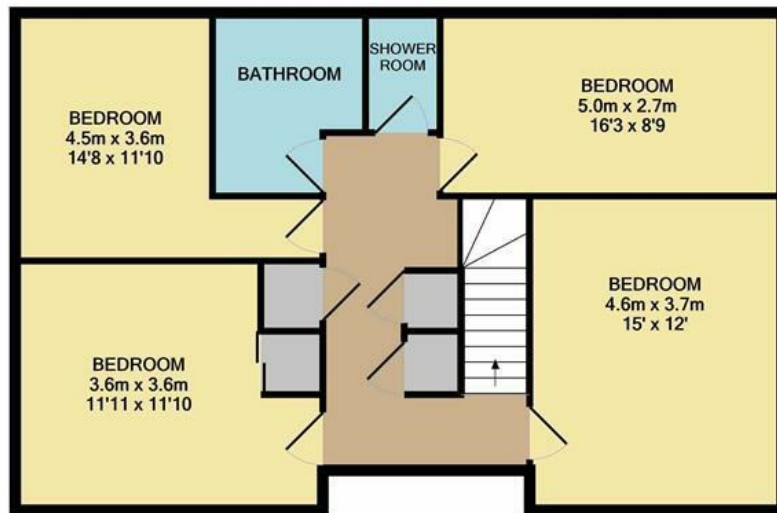


GROUND FLOOR
APPROX. FLOOR
AREA 92.2 SQ.M.
(992 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 78.5 SQ.M.
(845 SQ.FT.)
TOTAL APPROX. FLOOR AREA 170.7 SQ.M. (1838 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		68	
(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.



Norwich Road | Norwich | NR13
Guide £450,000



abbotFox presents this generous detached house. Located on the edges of the popular village of Salhouse, this home affords easy access to Norwich, and the Norfolk Broads. Occupying an exceptional plot, with open fields to the rear, this is the perfect opportunity for any buyer looking to make their own mark on a family home. With internal accommodation comprising of four spacious bedrooms, bathroom and shower room to the first floor, the ground floor offers a flexible layout with an inviting entrance hall, cloakroom, lounge diner, kitchen, dining room, garden room, utility and additional cloakroom. Externally, the impressive frontage offers ample off road parking with access to the detached double garage. The generous rear garden allows for plenty of potential for extension (STPP) and offers fantastic views over the nearby fields. Having been in the same ownership since its construction, this is a rare opportunity that demands an internal viewing to appreciate the potential on offer.

