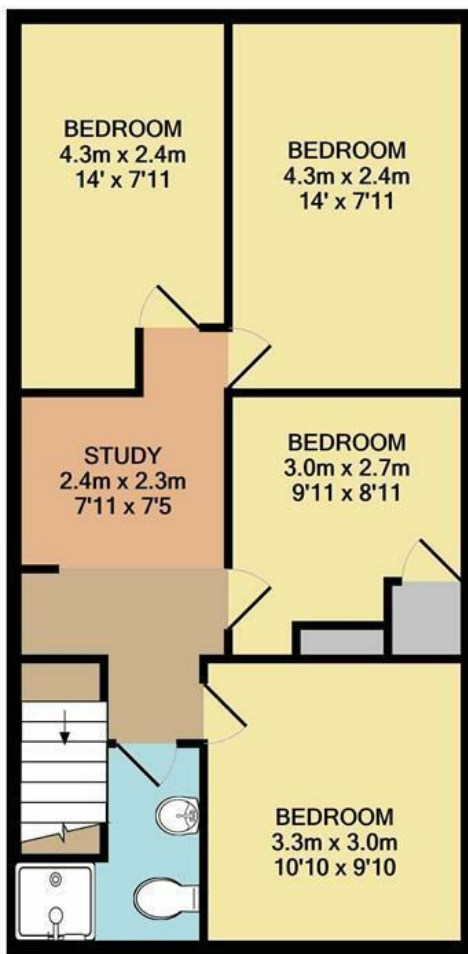


GROUND FLOOR
APPROX. FLOOR
AREA 62.6 SQ.M.
(674 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 54.4 SQ.M.
(586 SQ.FT.)

TOTAL APPROX. FLOOR AREA 117.0 SQ.M. (1260 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		
(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.



Lambert Road | Norwich | NR7
Guide £450,000



abbotFox presents this exceptional, extended family home. Located in the popular residential area of Sprowston, the space this home offers belies its external appearance. With a variety of local amenities within walking distance, this home offers a great degree of convenience. Occupying a generous plot with ample off road parking to the front, the generous rear garden is mostly laid to lawn and is a fantastic space for those with children or pets, and provides an exceptional degree of privacy. Internally, this property has been exceptionally well maintained with the first floor offering four double bedrooms and a shower room accessed off the spacious landing. The ground floor offers an entrance hall, bay fronted lounge, kitchen breakfast room, dining room and conservatory. An internal viewing comes highly recommended to appreciate this home.

