



2 Bedroom Detached House  
79b Hillcrest Road  
Norwich, NR7 0JR

Sefftons

ESTATE & LETTING AGENT

£375,000  
[www.sefftons.co.uk](http://www.sefftons.co.uk)



## 79b Hillcrest Road, Norwich, NR7 0JR

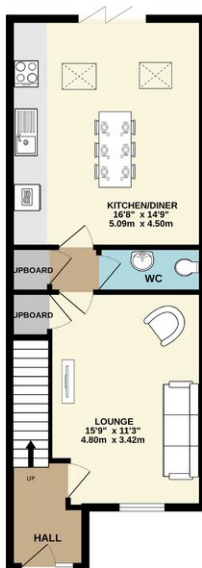
GUIDE PRICE £375,000-£400,000. SEFFTONS offer CHAIN FREE, this BRAND NEW family home. With TEN YEAR BUILDING GUARANTEE, GENEROUS, OPEN PLAN LIVING and a MASTER BEDROOM WITH ENSUITE, viewing is a must. With SIZEABLE KITCHEN/DINER opening to the rear garden via BI-FOLD DOORS, this home is MOVE IN READY.

### ACCOMODATION COMPRISES

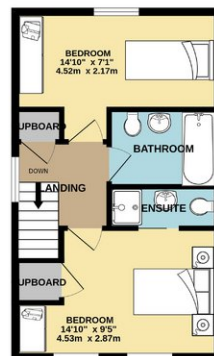
Entering a spacious hallway, stairs rise to the first floor, whilst a door opens to the bright, modern living room at the front. Heading towards the rear of the property, there is a downstairs W.C, then the stunning full width kitchen/diner. With sleek fitted units and integrated appliances, and bi-fold doors open to the rear garden, this is an ideal socialising space. Skylight windows fill this space with natural light. The ground floor benefits from underfloor heating throughout.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
529 sq ft (49.1 sq m) approx.



1ST FLOOR  
374 sq ft (34.7 sq m) approx.



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TOTAL FLOOR AREA: 902 sq ft (83.8 sq m) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of walls, windows, doors 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 for any programme purposes. The accuracy, appropriateness and application of these floor and room areas and any dimensions are to their best knowledge and belief.  
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