
abbotFox
17

Colman Road, Norwich
*£2,750 Per Month*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











# THE DETAIL___

*STUDENT PROPERTY - AVAILABLE FOR 2027/2028 ACADEMIC YEAR*

Five Bedroom, Five Bathroom Student Home – Opposite Eaton Park

AbbotFox presents this exceptional five-bedroom student property, ideally located opposite Eaton Park — 80 acres of historic parkland with extensive sports facilities — and just a short distance from the University of East Anglia.

Beautifully furnished to a high standard and immaculately presented throughout, this impressive home offers five spacious double bedrooms, each complete with a private en suite shower room.

The property features a modern open-plan kitchen and living area, perfect for socialising and relaxing with housemates. Additional benefits include a private driveway and garage, a large enclosed rear garden with outbuildings, and a highly convenient position close to the excellent range of shops, cafes, and amenities found on Colman Road and Unthank Road.

This property offers an outstanding combination of space, comfort, and location — ideal for students looking for a premium home close to campus.







# THE HIGHLIGHTS___

- Five bedrooms all with en suite shower rooms
- Modern, open plan kitchen living room
- Private enclosed garden with out buildings
- Detached garage and driveway
- Furnished
- Excellent condition throughout
- Close to the University of East Angla
- Close to amenities
- Available September

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.