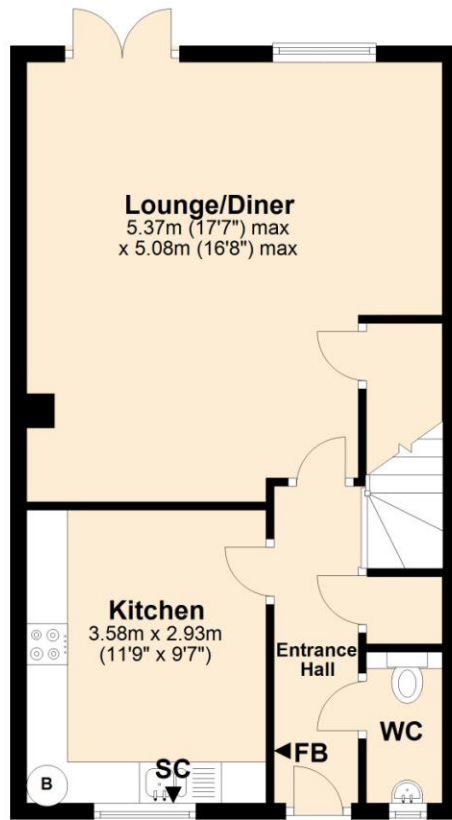


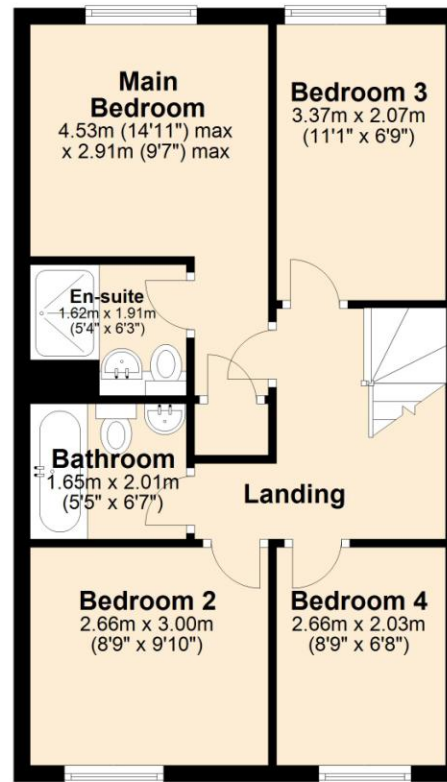
Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

OUTSIDE

The property overlooks green space with extensive parkland and play area close by. Small sections of lawn are bisected by a path to the entrance with a driveway to the left-hand side providing tandem parking spaces and access to the approx. 22'10 x 9'10 garage with up and over door, light, power and personnel door into the rear garden. The low maintenance rear garden measures approx. 37' x 28' max. and includes a lawn with patio.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Head away from Wymondham town centre via Silfield Road. Turn left into Nightingale Avenue, then left into Goshawk Rise. Peregrine Grove is immediately on the right where the property can be found on the left-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current B 90 Potential B 91

01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Semi-detached family home situated on a popular modern development, overlooking green space and conveniently located for local amenities and major transport links. This attractive property offers 4 bedrooms, a well-proportioned lounge/diner with garden access, stylish kitchen plus first floor bathroom and en-suite. Outside benefits from a garage, off-road parking and enclosed rear garden.

Peregrine Grove

Wymondham | Norfolk | NR18 9FH

£1,400 pcm

Semi-detached property situated in a popular residential location

4 first floor bedrooms off landing

14'11 max. main bedroom with storage and en-suite shower room

Stylish 11'9 kitchen with white units and integrated appliances

17'7 lounge/diner with storage and garden access

Ground floor WC, first floor family bathroom and en-suite to main bedroom

Gas central heating via a Combi boiler and double glazing, plus solar panels

Single garage and tandem driveway parking

Enclosed 37' max. rear garden plus parkland close by

Available from mid-June 2024!

