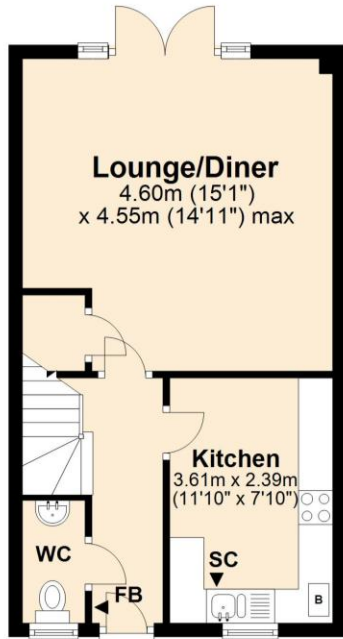


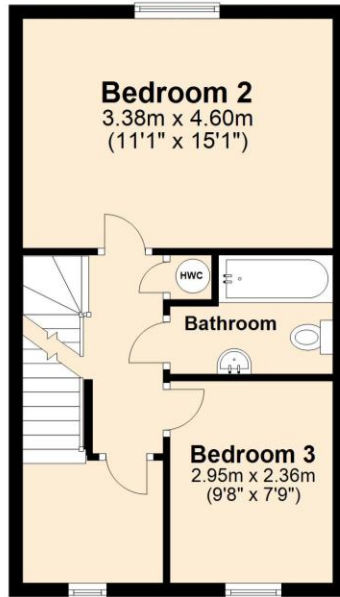
Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



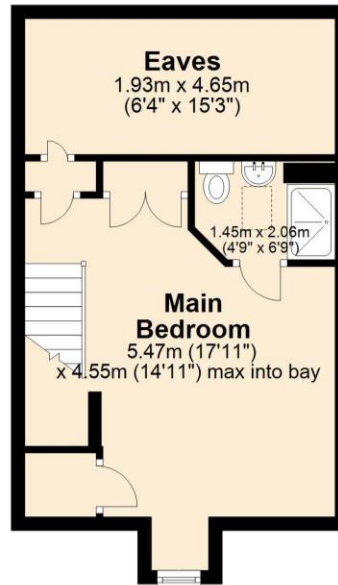
First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Second Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 109.3 sq. metres (1176.2 sq. feet)

OUTSIDE

The property is fronted by shrub beds and decorative paving, bounded by wrought iron fencing with a path leading to the entrance. To the rear is an enclosed, low maintenance garden measuring approx. 35' x 17' max. featuring a lawn, patio and shingle area. A wooden gate to the rear provides access to the private resident's parking area within which the property benefits from allocated car port parking, with shared vehicular access via an archway under a coach house on neighbouring Maze Avenue.

AGENTS NOTE

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

DIRECTIONS

Enter the Queens Hills development via Sir Alfred Munnings Road. At the round about at the top of the hill turn left into Fairway. Follow the road round to the right, then left before turning right into Kestrel Avenue. Turn immediately left onto Wilderness Road where the property can be found on the left-hand side, opposite the junction with Solario Road.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current C 76 Potential B 88

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.



Situated on a popular modern development, mid-terraced townhouse is conveniently located for the local primary school, Longwater Retail Park and major road links. Offering a modern kitchen, 15'1 lounge/diner with garden access, plus 3 bedrooms, family bathroom and en-suite across the top 2 floors. Whilst outside includes a low maintenance rear garden and allocated parking with car port.

Wilderness Road

Costessey | Norwich | Norfolk | NR8 5GJ

£1,295 pcm

Mid-terraced town house situated on a popular modern development

3 bedrooms across the top 2 floors

Top floor 17'11 main bedroom featuring built-in storage plus en-suite shower room

Modern kitchen with some freestanding appliances included

15'1 lounge/diner with double doors to the rear garden

Ground floor WC, first floor family bathroom plus top floor en-suite

Gas central heating via a Combi boiler and double glazing

Enclosed rear garden plus allocated car port parking within a private resident's parking area

Conveniently located for the local primary school, Longwater Retail Park and major road links

Available Mid-April 2024!

