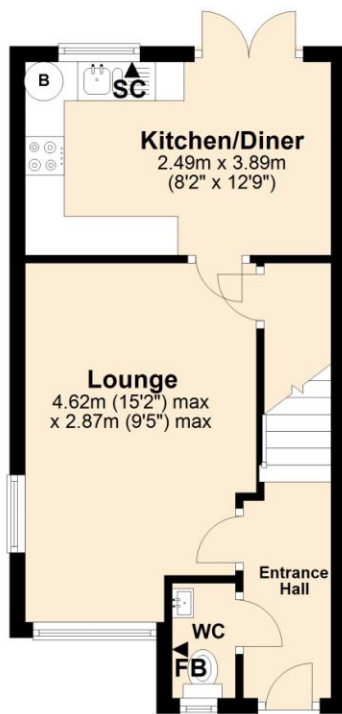


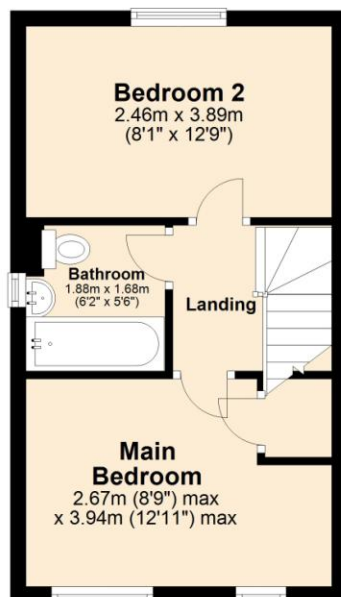
## Ground Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 57.7 sq. metres (620.8 sq. feet)

**OUTSIDE** The property enjoys a cul de sac location within view of a man-made drainage lake nearby. Outside the entrance are side-by-side parking spaces with a path and gate to the left-hand side leading through to the approx. 38' x 18' max. tapering enclosed rear garden.

**AGENTS NOTE** If you require broadband, please be advised this will be provided by a full fibre optic connection via FibreNest - no other provider will be available. Please call the office for further information.

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

**DIRECTIONS** Head towards Wymondham via the B1172, from the direction of Hethersett. At the roundabout on the edge of the Elm Farm development turn right into Briggs Mead. Turn left into Sheppard Drove, then right into Huxley Mead. At the T-junction turn left where the property can be found on the left-hand side.

**Energy Efficiency Rating Current B 83 Potential A 98**



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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.



Newly built 2 bedroom property within a cul de sac of a contemporary development, conveniently located for Wymondham town centre, the A11 and city access. Decorated in neutral tones, the property includes a 15'2 lounge, generous kitchen/diner with integrated appliances and garden access. Side-by-side parking spaces are located outside the front door, while to the rear is a 38' enclosed garden.

## Huxley Mead

Wymondham | Norfolk | NR18 0GZ

£950 pcm

Newly built 2 bedroom semi-detached property on a contemporary development

Conveniently located for Wymondham town centre, the A11 and city access

Boasting a cul de sac position

Main bedroom includes built-in storage

12'9 kitchen with integrated oven, hob, washing machine and fridge/freezer

Generous lounge with under-stair storage

Ground floor WC and first floor bathroom

Gas central heating via a Combi boiler

Side-by-side parking spaces outside the entrance, plus enclosed rear garden

Available Mid to End April 2024

