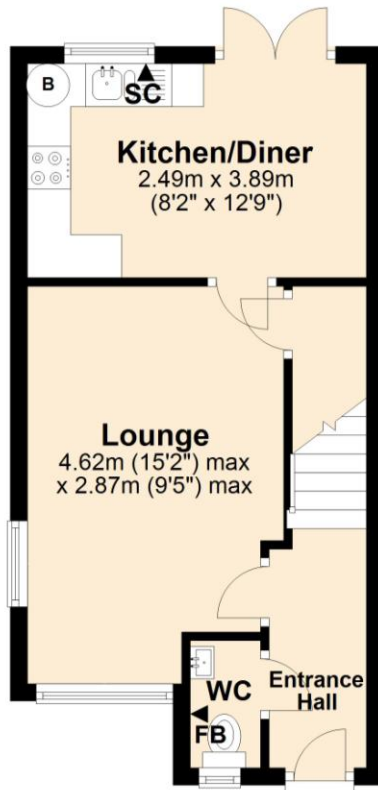


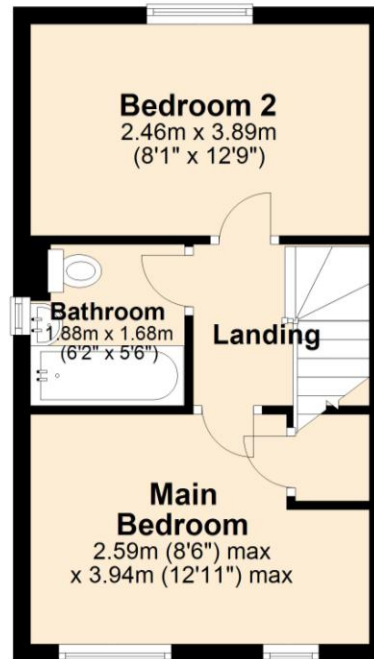
Ground Floor

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



First Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 57.6 sq. metres (619.5 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. 48' x 18' max. enclosed, tapering rear garden mainly laid to lawn.

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 there is ongoing development in the area.

DIRECTIONS

Head towards Wymondham via Norwich Road, 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 then be found on the left-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current B 83 Potential A 98



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.



Conveniently located for Wymondham town centre, the A11 and swift access to the city, this 2 bedroom semi-detached property is offered unfurnished. The property includes a main bedroom with storage, generous lounge, kitchen/diner with stylish grey wood-effect units, enclosed garden and driveway parking. Do not miss out!

Huxley Mead

Wymondham | Norfolk | NR18 0GZ

£900 pcm

Modern semi-detached property situated on a popular residential development

Enjoying a cul de sac position

2 first floor bedrooms including main bedroom with built-in storage

12'9 kitchen/diner featuring stylish kitchen units plus garden access

15'2 lounge with under-stair storage

Ground floor WC plus first floor bathroom

Gas central heating via a Combi boiler and double glazing

Side-by-side driveway parking outside the entrance

Enclosed rear garden laid to lawn

Available end of April 2023

