



Total area: approx. 82.2 sq. metres (885.2 sq. feet)

OUTSIDE

The property enjoys a cul de sac location with driveway parking, providing access to the integral garage with up and over door, light, power and personnel door to the rear. The approx. 27' x 25' enclosed rear garden features a lawn flanked by shrub borders with a narrow patio abutting the rear of the house. A wooden gate to the left-hand side leads directly into the garden.

AGENTS NOTE

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

DIRECTIONS

From the Bowthorpe round about on Dereham Road turn into Wendene and at the traffic lights turn right into Chapel Break Road. Turn right at the next roundabout into Bewfeld Road and turn right at the T-junction into Cutler Way. Turn right into Atkinson Close and follow the road past the play area all the way to the T-junction where the property can then be found on the left-hand side.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

C

Energy Efficiency Rating Current C 70 Potential B 84



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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.



Offering ideal family accommodation, this furnished 3 bedroom semi-detached property, with garage and driveway parking, lies near the end of a cul de sac, close to a playpark and within easy reach of the city and major local employers. 2 of the 3 bedrooms include an en-suite and all 3 feature built-in storage. The ground floor offers an 18'5 lounge with an adjacent 14'6 kitchen/diner with integrated appliances and garden access.

Atkinson Close

Norwich | Norfolk | NR5 9NE

£1,350 pcm

Modern, furnished semi-detached family home

Enjoying a cul de sac location, within easy reach of numerous major local employers and the city

3 first floor bedrooms; all with built-in storage, 2 with en-suites

Kitchen/diner features pale wood-effect units, integrated appliances and garden access

Generous lounge with under-stair storage and electric fire within an attractive surround

Ground floor WC, first floor family bathroom plus 2 en-suites

Gas central heating and double glazing

Garage and driveway parking

Enclosed rear garden plus playpark and green space close by

Available end of August 2023!

