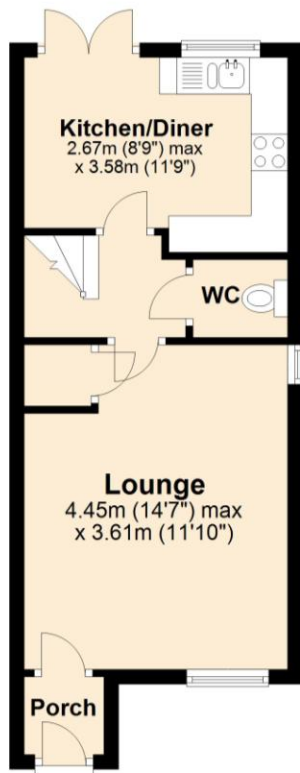


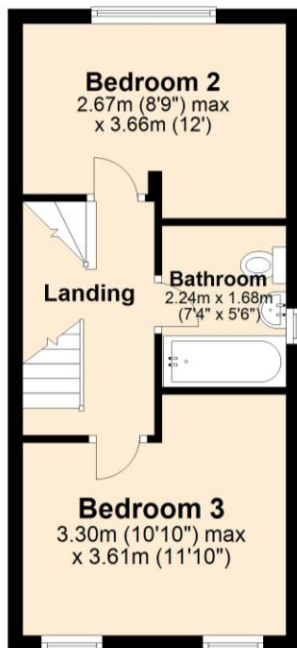
### Ground Floor

Approx. 31.4 sq. metres (338.2 sq. feet)



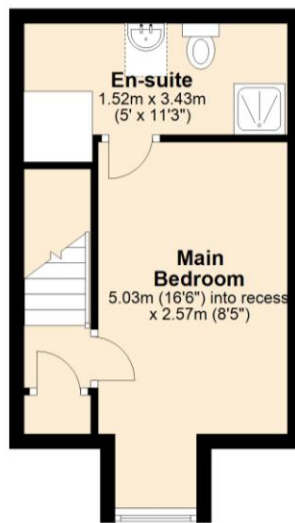
### First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



### Second Floor

Approx. 21.1 sq. metres (226.9 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

### OUTSIDE

The property is fronted by a shared access brickweave area, providing off-road parking in front of the property, with an area of lawn bisected by a path leading to the entrance. A wooden gate to the right-hand side leads through to the enclosed rear garden, mainly laid to lawn and features a patio abutting the property, a raised decked area with covered pergola, shrub bed and wooden storage shed.

### DIRECTIONS

From Norwich Road, B1172 enter the Becketts Grove development via Albini Way. Follow the road round to the left before turning right onto Carpenter Close which becomes Reeve Way. The property can then be found on the left-hand side as the road bears left, opposite the turning for Briggs Mead.

**Energy Efficiency Rating Current B 82 Potential A 94**



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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.



Situated on a popular residential development, this modern end-terraced town house is conveniently located for the town centre. Offering a ground floor lounge, kitchen/diner and WC, 2 first floor bedrooms and family bathroom plus a top floor main bedroom suite. Outside benefits from an enclosed rear garden with lawn, patio and decked area plus off-road parking.

**Reeve Way**  
Wymondham | Norfolk | NR18 0GL

**£1,200 pcm**

End-terraced town house situated on a popular modern development

3 bedrooms across the top 2 floors including 16'6 max. main bedroom with en-suite shower room

14'7 dual aspect lounge with storage and porch access

Stylish kitchen/diner with double doors to the rear garden

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

Gas central heating and double glazing

Off-road parking to the front of the property

Enclosed rear garden with lawn, patio and raised decked area

Conveniently located for amenities, supermarkets and major road links

Available from start of February 2024!

