



Total area: approx. 94.2 sq. metres (1013.9 sq. feet)

## OUTSIDE

The property is fronted by an area of lawn, with a path leading to the entrance. To the right-hand side a brick weave driveway provides off-road parking leading to the attached single garage with up and over door, light, power and personnel door into the rear garden. The enclosed, low maintenance rear garden measures approx. 30' x 21' and features a raised decking area, bordered by a patio and shingle area.

## AGENTS NOTE

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

## DIRECTIONS

Head away from the city centre via Dereham Road, A1074. At the first roundabout continue straight and at the second roundabout by Bowthorpe Park take the first exit onto Wendene. At the crossroads turn right onto Chapel Break Road and at the roundabout turn right onto Bewfeld Road. At the end of the road turn left onto Draper Way and take the first left onto Attelsey Way, where the property can then be found almost immediately on the right-hand side.

## LOCAL AUTHORITY

Norwich

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current C 72 Potential B 83

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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 in a popular residential location, this 3 bedroom townhouse is conveniently located for schools, road links and major local employers. The property offers over 1,010 sq/ft. living space across 3 floors including a 13'10 lounge, 11'8 conservatory, kitchen plus top floor main bedroom suite. Outside benefits from a garage, off-road parking and an enclosed, low maintenance rear garden.

**Attelsey Way**  
Norwich | Norfolk | NR5 9EP

**£1,200 pcm**

End-terraced property situated in a popular and convenient location

3 bedrooms across the top 2 floors including top floor main bedroom suite with storage

10'6 kitchen off the entrance hall includes some integrated appliances

Well-proportioned lounge opening to the 11'8 conservatory with double doors to the garden

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

Gas central heating and double glazing

Fully redecorated and new carpets throughout

Single garage, off-road parking and enclosed, low maintenance rear garden with raised decking area

Ideally situated for local schools, major road links, NNUH and UEA

Available mid-March 2024!

