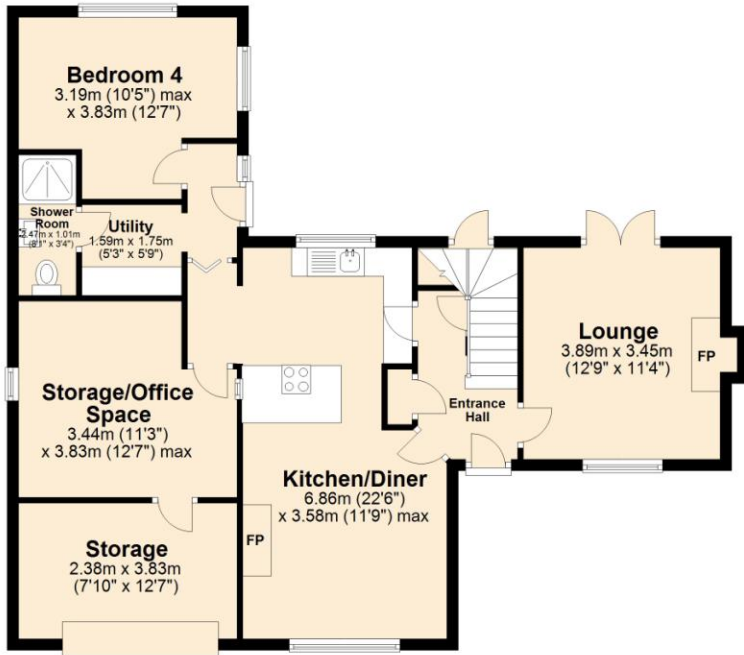


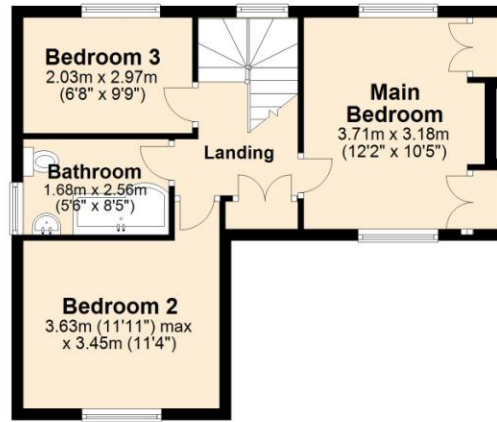
Ground Floor

Approx. 75.7 sq. metres (814.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 117.2 sq. metres (1261.1 sq. feet)

OUTSIDE

The property enjoys a tucked away, end of cul de sac position and is accessed via an extensive driveway, providing off-road parking for multiple vehicles. A generous garden fronts the property, flanked by mature trees and hedging, featuring a lawn, raised beds and storage shed. A wrought iron gate to the left-hand side provides access to the approx. 47' x 44' enclosed rear garden, featuring a brickweave patio area, lawn and storage shed, with mature shrubs and trees providing a degree of privacy.

AGENTS NOTE

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

DIRECTIONS

From Wymondham, take the Norwich Road, B1172 towards Hethersett, passing Park Farm hotel on your right. Turn left onto Norwich Road passing the Kings Head public house and fire station before turning left into Cann's Lane. Turn left into Whitegates Close and at the T-junction turn left, where the property can be found at the end of the cul de sac on the right-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

D

Energy Efficiency Rating Current D 65 Potential C 79



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.



Enjoying a cul de sac position in a sought-after village location, this 4 bedroom semi-detached property provides generous and versatile accommodation. Offering a 22'6 kitchen/diner, lounge with wood burner, separate utility, plus a ground floor shower room and first floor bathroom. Outside includes extensive off-road parking and generous gardens.

Whitegates Close

Hethersett | Norwich
Norfolk | NR9 3JG

£1,500 pcm

Semi-detached family home in a popular village location

4 bedrooms across both floors including main bedroom with storage

22'6 dual aspect kitchen/diner includes an induction hob, double oven and utility off

Well-proportioned lounge features a wood burner and double doors to the rear garden

Storage area and office space

Ground floor shower room and first floor family bathroom

Gas central heating and double glazing

Generous off-road parking and enclosed rear garden with lawn and patio

Ideally situated for local amenities, transport links and easy access to Norwich

Available start of September 2023!

