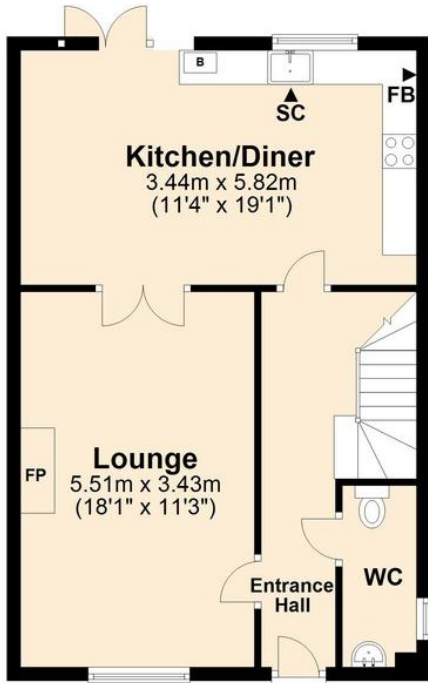


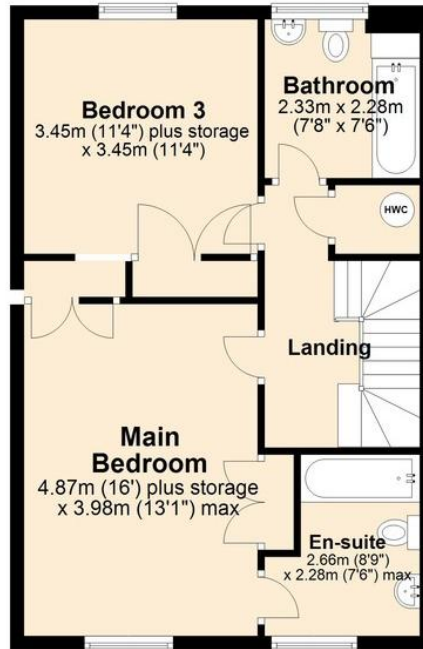
Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



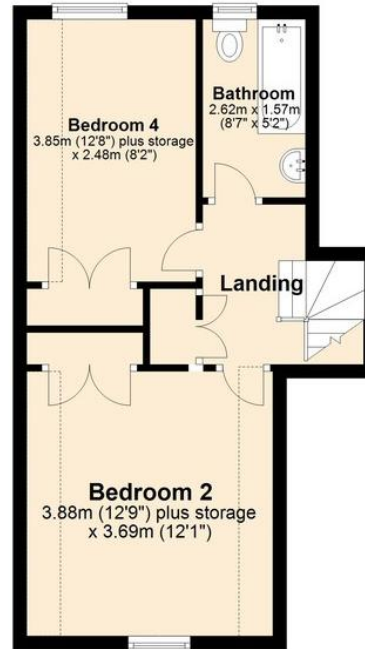
First Floor

Approx. 52.7 sq. metres (567.8 sq. feet)



Second Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 142.3 sq. metres (1531.7 sq. feet)

OUTSIDE

The property enjoys a popular village location, fronting onto the main road running through Kenninghall, with a path and shrubs leading to the entrance. To the rear is an approx. 21'5 x 19' enclosed, low maintenance rear garden with lawn, patio and oil tank. A wooden gate provides access to the private resident's parking area, within which the property benefits from an approx. 17'2 x 9'5 single garage with up and over door, plus parking space in front of the garage door. Access to the parking area can be found on neighbouring Crown Meadow, via a shared access driveway between no.1 and no.3 Crown Meadow.

AGENTS NOTE

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

DIRECTIONS

From Banham, head towards Kenninghall via a Banham Road/Kenninghall Road, which becomes Garboldisham Road as you enter the village, passing the convenience store. The property can then be found on the left-hand side, shortly before Crown Meadow.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

D

Energy Efficiency Rating Current C 71 Potential B 81



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.



Boasting over 1,530 sq/ft. of living space across 3 floors, this mid-terraced townhouse enjoys a popular village location with garage, off-road parking and south-west facing garden. Accommodation includes a ground floor lounge and kitchen/diner plus 4 generous bedrooms and 3 bathrooms across the top 2 floors. Do not miss out!

The Butts
Kenninghall | Norfolk | NR16 2EQ

£1,350 pcm

3-storey, mid-terraced family home in the popular village of Kenninghall

4 double bedrooms across the top 2 floors; all with storage

16' main bedroom includes generous built-in storage and en-suite bathroom

Modern 19'1 kitchen/diner features wood-effect units and some integrated appliances

18'1 lounge with electric fireplace and double doors to the kitchen/diner

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

Oil fired central heating and double glazing

Garage and off-road parking to the rear within a private resident's parking area

Low maintenance, south-west facing garden with lawn and patio

Available mid-October 2023!

