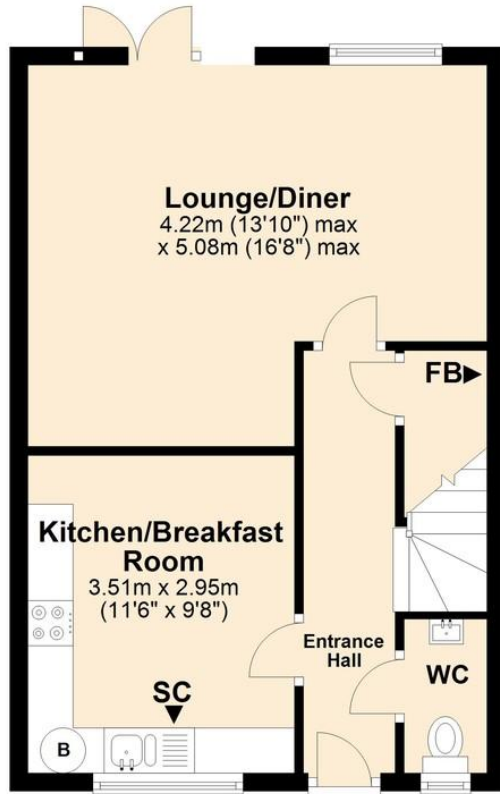


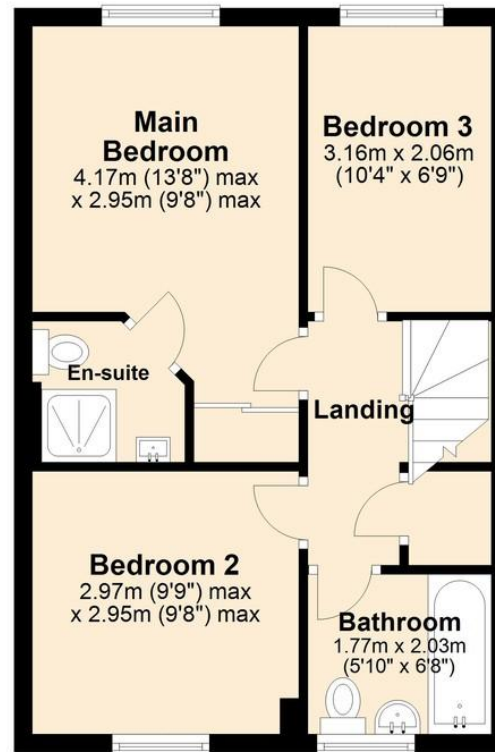
## Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



## First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

**OUTSIDE** This wonderful property is situated along a private, shingled cul de sac with attractive views to the front. A brick weave driveway adjacent to the house provides off-road parking with a wooden gate at the top of the drive that allows access in to the enclosed, low maintenance rear garden that measures approx. 45' x 25' max. and is mainly shingle with a patio abutting the house.

**DIRECTIONS** Enter the development via Baker Drive and continue before turning into Millers Close. Follow the road to the end and turn right at the T-junction along a private, shingled road where the property can be found towards the end on the right-hand side.

**LOCAL AUTHORITY** South Norfolk

**COUNCIL TAX BAND** C

**Energy Efficiency Rating** Current B 83 Potential A 95

**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.





This 3 bedroom home enjoys a cul de sac location within a modern development and is within easy reach of village amenities, major road links and schools. The well-presented accommodation includes a modern kitchen/breakfast room, L-shaped lounge/diner with garden access and 3 first floor bedrooms. Don't miss out!

**Miller Close**  
Hethersett | Norfolk | NR9 3GD

**£1,300 pcm**

Semi-detached 3 bedroom home on a popular modern development

3 first floor bedrooms; main bedroom benefits from an en-suite shower room

Modern kitchen/breakfast room with integrated oven, hob and extractor

Lounge/diner with double doors allowing access into the rear garden - ideal for entertaining!

Ground floor WC, first floor family bathroom with shower over the bath and an en-suite

Gas central heating and double glazing

Brick weave driveway adjacent to the property

Enclosed, low-maintenance rear garden

Within easy reach of village amenities, major road links and Ofsted 'Outstanding' academy (Sept 2022)

Available mid August

