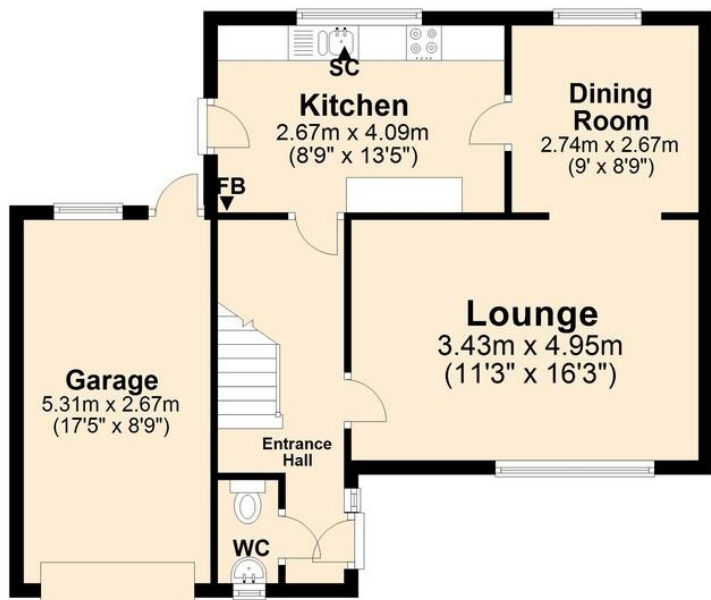


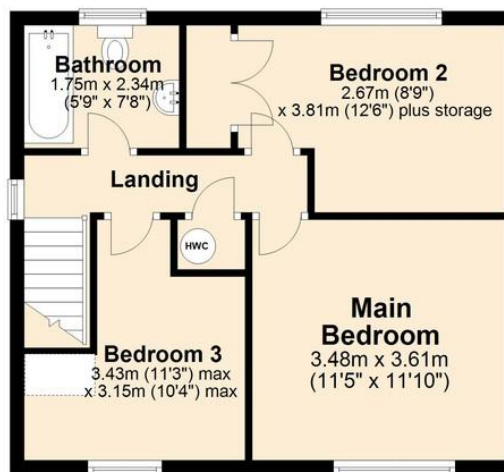
### Ground Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



Total area: approx. 89.0 sq. metres (957.8 sq. feet)

### OUTSIDE

Boasting a cul de sac position, the property is fronted by an area of shingle featuring mature shrubs and driveway to the left-hand side, providing off-road parking and access to the garage with up and over door, light and power. A wooden gate to the left-hand side of the garage leads through to the approx. 40' x 35' max. rear garden which is mainly laid to lawn and features a patio area abutting the property and mature borders.

### DIRECTIONS

Heading out of Attleborough on the London Road towards Thetford, passing Sainsbury's on your right. Turn right onto Sheppard Way then left onto Primrose Close where the property is found at the end of the cul-de-sac on the left-hand side.

### LOCAL AUTHORITY

Breckland

### COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current D 61 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 town, this detached property is ideally located for amenities, schools, plus road and rail links. Accommodation includes a 16'3 lounge with separate dining room, plus practical kitchen. Outside benefits from off-road parking, single garage and enclosed south-west facing rear garden. Call now to view!

## Primrose Close

Attleborough | Norfolk | NR17 2PN

£1,100 pcm

Detached property located in a cul de sac, within a popular town  
3 good-sized first floor bedrooms, including bedroom 2 with built-in storage

Practical kitchen featuring garden access

16'3 lounge with opening to the separate dining room

Ground floor WC and first floor family bathroom

Gas central heating and double glazing

Off-road parking and single garage

Enclosed south-west facing rear garden with lawn and patio area

Ideally located for amenities, schools, plus road and rail links

Available Mid-September 2023!

