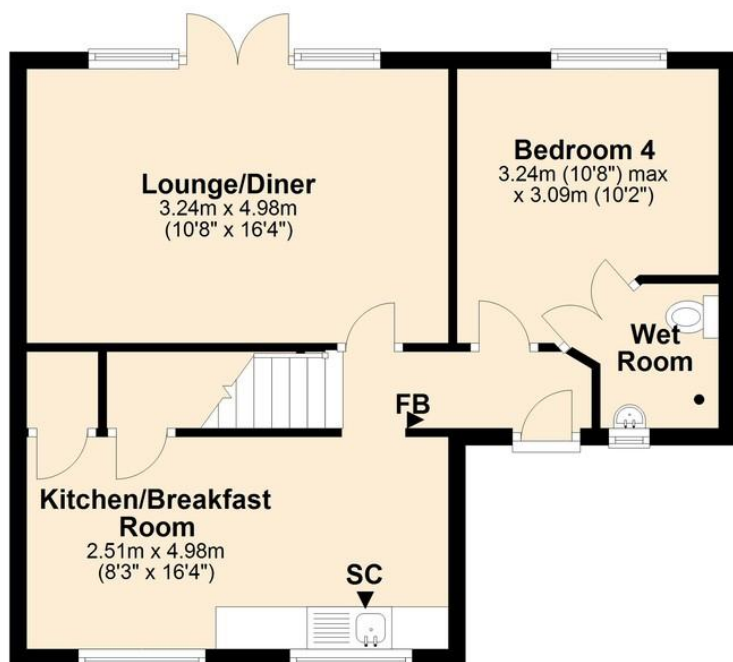


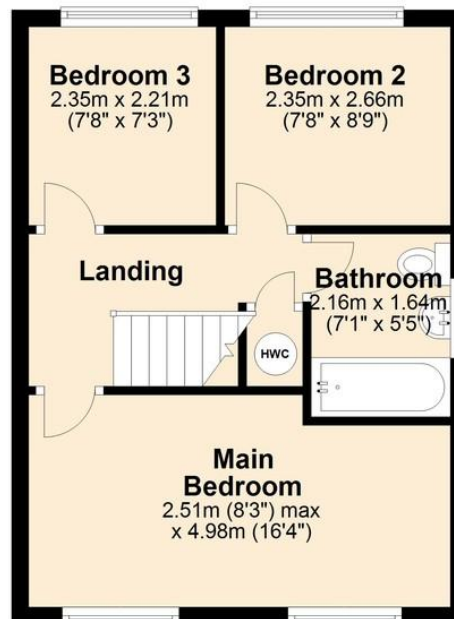
Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 81.7 sq. metres (879.9 sq. feet)

OUTSIDE Accessed via a nearby road, the property benefits from an allocated parking space. An area of lawn fronts the property, that benefits from a generous corner plot, with a path leading to the wooden gate that allows access into the garden space. The wrap-around garden measures approx. 55' max. x 77' max. and is mainly laid to lawn with a small patio area abutting the lounge/diner.

DIRECTIONS From the A149 turn onto Moor Road and at the T junction turn left onto Old Yarmouth Road. Turn left into Neville Road where the property can be found at the end of a public footpath on the left-hand side.

LOCAL AUTHORITY North Norfolk

COUNCIL TAX BAND B

Energy Efficiency Rating Current E 45 Potential B 85



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.



Within easy reach of the Norfolk Broads and major road links, this property is situated in a popular Norfolk village. Currently undergoing a renovation including new kitchen and bathrooms and re-wiring of electrics, this house is set to impress with 4 bedrooms over 2 floors, a lounge/diner with garden access - ideal for entertaining, and a 16'4 kitchen/breakfast room. Outside offers a generous wrap-around garden.

Neville Road

Sutton | Norwich | Norfolk | NR12 9RP

£1,100 pcm

Semi-detached house currently undergoing renovation

Extended, 4 bedroom property in a popular village near the Norfolk Broads

Offering over 870 sq/ft. of accommodation over 2 floors

3 first floor bedrooms; main bedroom with twin windows

Ground floor 4th bedroom with en-suite wet room

16'4 lounge/diner with double doors to the garden

Ground floor wet room and first floor bathroom

Electric heating and double glazing

Parking nearby, plus an enclosed rear garden

Available end of September

