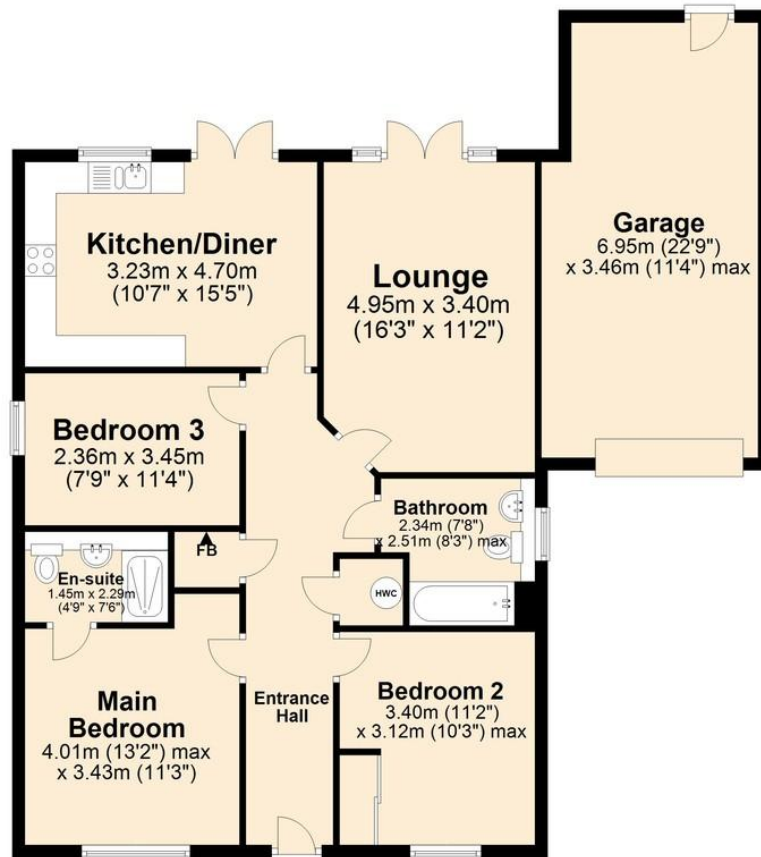


### Ground Floor

Approx. 88.5 sq. metres (953.0 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

### OUTSIDE

Situated in a popular location with green space to the left, the property is fronted by an area of lawn with pathway leading to the entrance. A driveway to the right-hand side provides side-by-side off-road parking and access to the garage with up and over door, light and power, plus personnel door. A wooden gate off the driveway leads through to the approx. 42' x 26' max. rear garden which is mainly laid to lawn and features a patio seating area, plus a generous number of plants and trees have been planted to the border.

### AGENTS NOTE

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

### DIRECTIONS

Leave Wymondham town centre via London Road, B1 172 towards Attleborough, passing the fire station on your left. At the round about continue straight onto London Road, with the William's Park development on your left. Turn left into Cranes Meadow Way and take the third left onto Cullyer Crescent, a loop road, where the property can be found on the left-hand side, after green space.

### LOCAL AUTHORITY

South Norfolk

### COUNCIL TAX BAND

D

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



**01603 760 770**  
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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.



Situated on a sought-after modern development on the outskirts of Wymondham, this detached bungalow has the option to come fully furnished, part-furnished or unfurnished! The generous living spaces offer 3 bedrooms, family bathroom and en-suite, plus contemporary kitchen/diner and lounge with double doors to the garden! Outside provides off-road parking, single garage and enclosed rear garden with lawn and patio - do not miss out!

## Cullyer Crescent

Wymondham | Norfolk | NR18 9GJ

£1,500 pcm

Detached bungalow on the popular William's Park development

Fully furnished, part-furnished or unfurnished options available!

3 double bedrooms including an en-suite shower room to the main bedroom

Contemporary fitted kitchen/diner featuring integrated appliances and garden access

16'3 lounge featuring double doors to the rear garden

En-suite shower room and family bathroom with 3-piece suite

Gas central heating and double glazing

Off-road parking, single garage and enclosed rear garden with lawn and patio

Conveniently located for Wymondham town centre, train station and road links

Available mid-end of May 2024!

