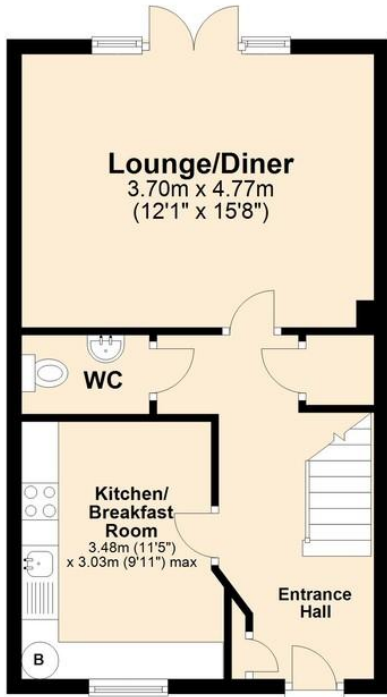


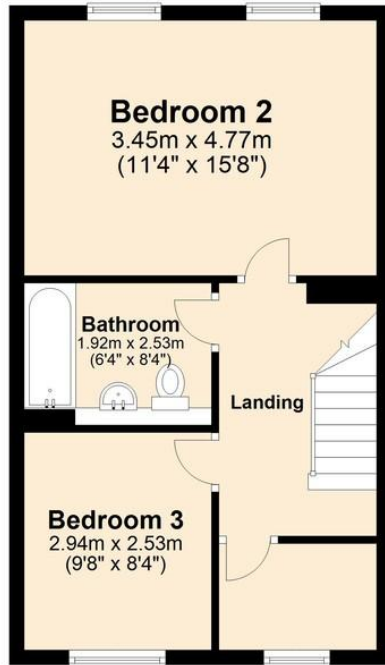
Ground Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



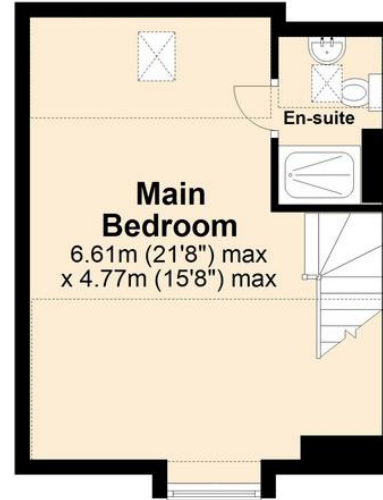
First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 110.3 sq. metres (1186.7 sq. feet)

OUTSIDE

The property is fronted by a shrub bed with a slightly sloping path leading to the entrance, plus a driveway to the right-hand side, providing tandem off-road parking. A wooden gate off the driveway leads through to the approx. 35' x 26' max. rear garden space which has been landscaped to provide an area of lawn with patio seating areas, plus raised flowerbed borders.

DIRECTIONS

Head away from central Wymondham via Station Road, passing the slip road leading to the station on your right-hand side. At the mini roundabout take the second exit into Silfield Road and follow the road before turning right into Aspen Drive, where the property can be found on the right-hand side, towards the end.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current B 85 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.



Modern semi-detached town house, set within a contemporary development, with convenient access to the town, rail station and A11. Offered with the option of being fully furnished, part-furnished or unfurnished! The accommodation includes a contemporary kitchen/breakfast room, plus a lounge/diner with garden access. Outside boasts off-road parking and a landscaped rear garden - call now to view!

Aspen Drive

Wymondham | Norfolk | NR18 9FT

£1,300 pcm

Well-presented semi-detached town house on a contemporary development

Option to be unfurnished, fully furnished or part furnished!

3 bedrooms over the top 2 floors, including an en-suite to the main bedroom

Contemporary kitchen/breakfast room featuring integrated appliances

15'8 lounge/diner boasting double doors to the garden

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

Gas central heating and double glazing

Tandem off-road parking and enclosed rear garden

Conveniently positioned for local play area, green space, amenities and travel links

Available now!

