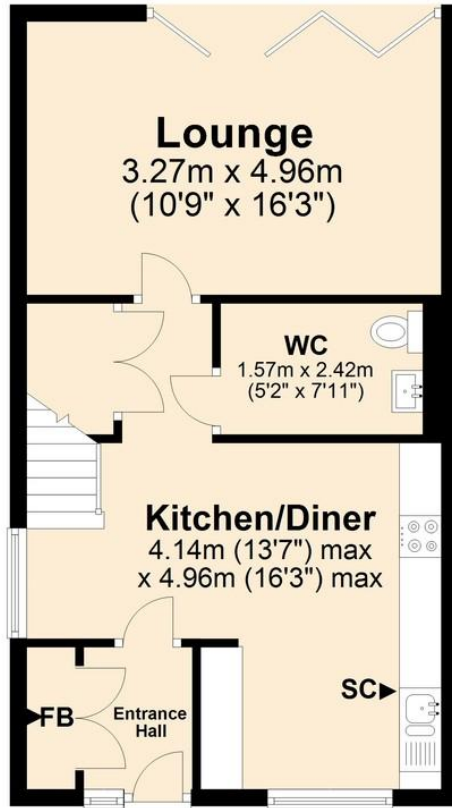


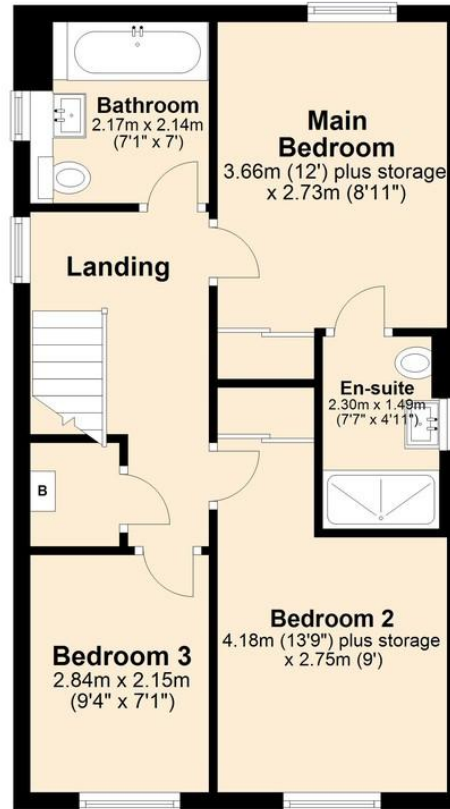
## Ground Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



## First Floor

Approx. 45.9 sq. metres (493.7 sq. feet)



Total area: approx. 91.1 sq. metres (980.3 sq. feet)

## OUTSIDE

To the front of the property is a lawned garden with a hedgerow border and a slightly sloping path leading to the front door. A tarmac drive can be found running adjacent to the property providing tandem off-road parking. A gate off the driveway leads through to the approx. 31' max. rear garden space benefitting from a generous patio and an area of lawn.

## DIRECTIONS

From Great Melton Road leaving the village of Hethersett turn on to the Heathfields Development via Natterers Road and take the second turning on to Horseshoe Road. Turn off onto Serotine Avenue and continue round the bend where the property can be found shortly on the left-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

D

**Energy Efficiency Rating** Current B 83 Potential A 94



**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 stunning 3 bedroom detached house is immaculately presented throughout with a luxury finish and offered with furnishings if required. The expansive dual aspect kitchen/diner creates a beautiful hub to the property with doors opening to the generous WC and 16'3 lounge with bi-fold doors to the patio. Outside boasts a 31' max. rear garden, plus tandem off-road parking.

## Serotine Avenue

Hethersett | Norwich | Norfolk | NR9 3PS

£1,400 pcm

Stylish 3 bedroom detached house in a popular location, offered with furnishings if required

3 bedrooms, 2 doubles with built-in storage

Open plan contemporary kitchen/dining space with integrated appliances

16'3 lounge with bi-fold doors opening to the patio

Ground floor WC, first floor family bathroom and en-suite to main bedroom

Gas central heating and double glazing

Tandem off-road parking to the side of the property

Enclosed rear garden with lawn and patio seating area

Ideally located for amenities, schools and road links

Available early January 2024!

