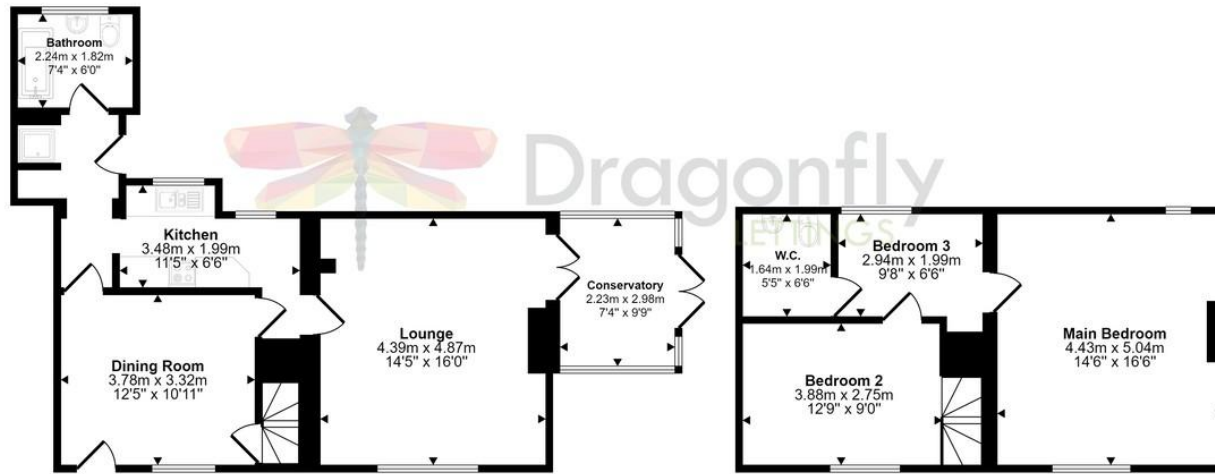


Approx Gross Internal Area
110 sq m / 1181 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 47 sq m / 504 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 350.

OUTSIDE

The property is situated down a shared, private shingle driveway running between the Mulberry Bush nursery and Land Rover dealership/garage. The entrance fronts onto the driveway, which leads to a private area of shared resident's parking. Access to the shared water treatment plant can be found near the garages, with servicing costs shared with the neighbouring property. The property benefits from an approx. 45' x 30' max. rear garden space, separated from the neighbour's garden via a trellis. Mainly laid to lawn and featuring a patio seating area - a great space to relax.

DIRECTIONS

From the roundabout at Waitrose supermarket, take the exit for Norwich Road, B1172. Continue on this road where the property can be found on the right-hand side, between the Mulberry Bush nursery and Range Rover car dealership/garage.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

A

Energy Efficiency Rating Current C 70 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.



Attractive and characterful former school house with off-road parking, situated on the edge of Wymondham, ideally located for amenities and road links. The well-presented accommodation includes 3 reception rooms, fitted kitchen and feature fireplaces throughout. Call now to view!

Norwich Common

Wymondham | Norfolk | NR18 0SP

£995 pcm

Conveniently located character property on the outskirts of Wymondham

3 first floor bedrooms including a triple aspect main bedroom

Practical fitted kitchen with a utility area and an adjacent dining room

16' lounge with feature fireplace and separate conservatory

Ground floor family bathroom with separate shower and first floor WC

Gas central heating via a Combi boiler, mostly double glazing and shared water treatment plant

Off-road parking within a shared resident's parking area

45' max. rear garden with lawn and patio seating area

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

Available now!

