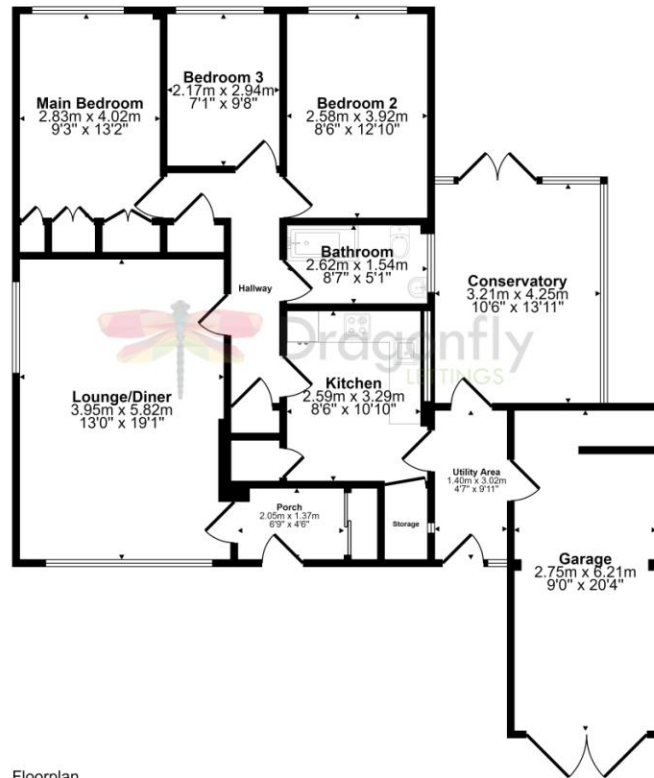


Approx Gross Internal Area  
121 sq m / 1300 sq ft



Floorplan

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 360.

## OUTSIDE

The property is fronted by a low maintenance garden with raised feature flowerbeds and a driveway to the right-hand side providing tandem off-road parking and access to the garage with barn double doors, light and power, plus personnel door. To the rear is the approx. 45' x 30' max. rear garden space which features an artificial lawn, flowerbed borders and a patio seating area - ideal for entertaining!

## DIRECTIONS

Head out of Wymondham on Tuttle Lane East passing the garden centre on your right-hand side. Turn left onto Hewitts Lane, then right onto St Leonards Close, where the property can be found after the bend in the road on the right-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current C 80 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.





Situated in a sought-after area, this spacious 3 bedroom detached bungalow boasts a dual aspect lounge/diner with a charming wood burner, plus a modern fitted kitchen and separate conservatory. Solar panels, off-road parking, garage and a low-maintenance rear garden complete the package!

## St Leonards Close

Wymondham | Norfolk | NR18 0JF

# £1,300 pcm

Detached bungalow situated in a popular and convenient location

Boasting a cul de sac position and generous accommodation throughout

Modern fitted kitchen leading through to the utility area then 13'11 conservatory

19'1 dual aspect lounge with feature woodburner to the centre

3 good-sized bedrooms off the hallway plus family bathroom with 3-piece suite

Gas central heating, solar panels for electric and double glazing

Off-road parking and single garage to the front of the property

Enclosed rear garden with artificial lawn and patio seating area

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

Available now!

