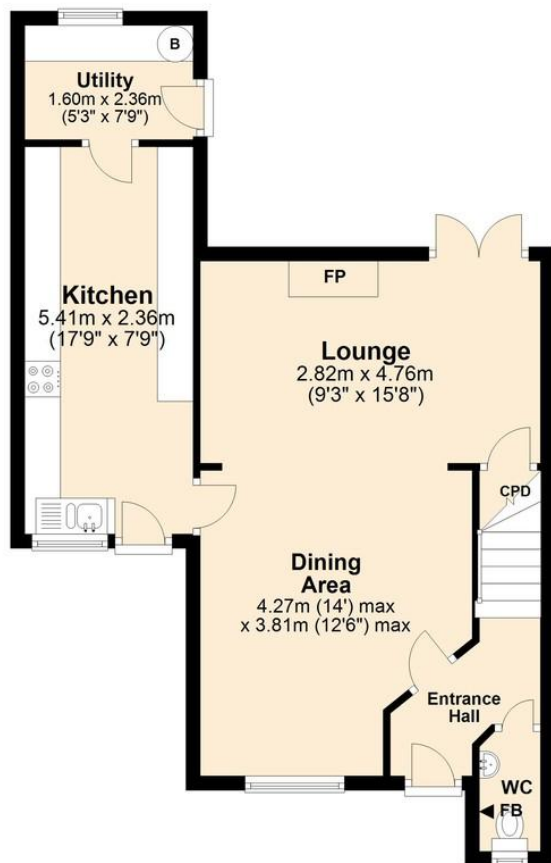


### Ground Floor

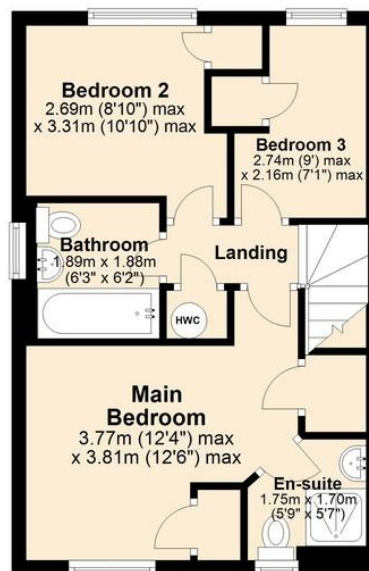
Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 88.0 sq. metres (946.7 sq. feet)

### First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



### OUTSIDE

A shared drive provides access to the private drive with off-road parking, with the property fronted by shingle areas, an area of shrubs and access via the main entrance or adjacent kitchen. To the rear is the enclosed, approx. 33' x 27' max. garden, mainly laid to lawn with patio and shingle areas, fenced pond and raised decked area.

### AGENTS NOTE

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

### DIRECTIONS

From the roundabout at Lidl, head towards Wymondham on Harts Farm Road, B1172 passing Kett's Park on the left. Shortly after turn left onto Holly Blue Road and take the first left onto Peacock Chase. Turn right onto Tortoiseshell Way where the property can be found on the right-hand side.

### LOCAL AUTHORITY

South Norfolk

### COUNCIL TAX BAND

C

Energy Efficiency Rating Current C 69 Potential B 84



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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.



Be quick to view this semi-detached 3 bedroom property situated on a popular development in Wymondham. Offering a spacious open plan lounge and dining area, with the former garage converted to provide a modern kitchen and utility. Off-road driveway parking and an enclosed rear garden make this an ideal family home.

## Tortoiseshell Way

Wymondham | Norfolk | NR18 0XN

# £1,000 pcm

Attractive semi-detached family home in a popular residential location

3 first floor bedrooms, all with built-in storage plus main bedroom with en-suite shower room

Modern 17'9 kitchen with some integrated appliances plus adjacent utility

Generous open plan lounge and dining area with double doors to the garden

Ground floor WC plus first floor family bathroom and en-suite

Gas central heating and double glazing

Off-road driveway parking to the front

Enclosed rear garden with lawn, patio and decked area

Conveniently located for the town centre, amenities, green space and transport links

Available Start of January 2024!

