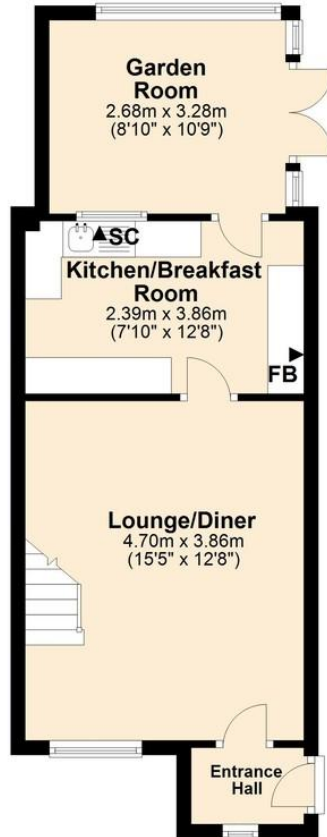


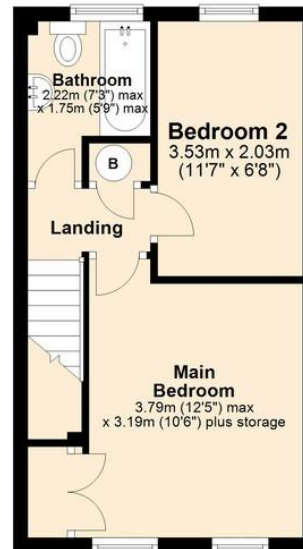
Ground Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)

OUTSIDE

The property enjoys a cul de sac location, within easy reach of the town centre and road links. A small garden fronts the property with a driveway to the right-hand side leading to the approx. 16'10 x 8'4 single garage with up and over door, light and power, plus personnel door allowing access to the rear garden via a wrought iron gate. The approx. 26' x 24' max. rear garden wraps around the garden room and features a stone chip bed, patio and wooden storage shed.

AGENTS NOTE

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

DIRECTIONS

Leave central Attleborough, passing Sainsburys supermarket on your right, via High Street, which becomes London Road. Turn right into Westcarr Road, then right again into Westfields. Turn left into High View Drive where the property can be found on the right-hand side.

LOCAL AUTHORITY

Breckland

COUNCIL TAX BAND

B

Energy Efficiency Rating Current TBC Potential TBC

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.



Conveniently located for the town centre and A11, this 2 bedroom semi-detached property is ideal for commuters or a young family. With well-proportioned accommodation including an attractive garden room opening out to the enclosed garden with a patio seating area, it is practical both inside and out!

High View Drive
Attleborough | Norfolk | NR17 1EZ

£850 pcm

Semi-detached property in Attleborough

2 first floor bedrooms, main bedroom with storage

Well-proportioned lounge/diner and kitchen/breakfast room

Bathroom with bath and concealed shower over

Gas central heating via Combi-boiler plus double glazing

Single garage with light and power, plus further driveway parking

Enclosed rear garden with storage shed and patio

Close to local amenities and transport links by road and rail

Cul de sac location

Available end of February 2024!

