



Total area: approx. 86.2 sq. metres (927.4 sq. feet)

OUTSIDE

The property fronts onto a public pathway with attractive curved shrub bed close to the entrance. The rear garden measures approx. 50' max. and includes a lawn with mature shrub borders, plus secluded wooden decking seating area and patio. A gate to the right-hand side allows access to the off-road parking space. This is adjacent to the en bloc single garage, measuring approx. 17' with up and over door, light and power, and personnel door into the garden.

AGENTS NOTE

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

DIRECTIONS

From Great Melton Road running through the village, turn into Lynch Green. Follow the road round to the right, then left before turning left into Myrtle Road. Turn right into Campion Way where the property can be found on the left-hand side, at the T-junction.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current G 76 Potential B 88

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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.



This modern, 3 bedroom family home is ideally located for village amenities, an OFSTED 'Outstanding' academy and transport links. The well-presented living spaces include a 15'1 lounge and fitted kitchen/diner, both with access to the 50' max. rear garden with gate to the off-road parking space and adjacent garage.

Campion Way

Hethersett | Norwich | Norfolk | NR9 3FF

£1,200 pcm

Modern, detached house in a popular location

Generous kitchen/diner with integrated oven, hob and extractor

Dual aspect lounge with garden access via double doors

3 bedrooms including 15' max. main bedroom

Ground floor WC, first floor family bathroom and en-suite shower room

Gas central heating and double glazing

Enclosed, 50' max. rear garden with decking seating area

Garage and off-road parking, plus permit-free parking on the road

Ideally located for amenities, schools and road links

Available Mid-March 2024!

