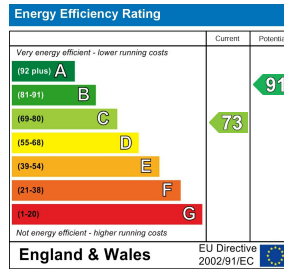
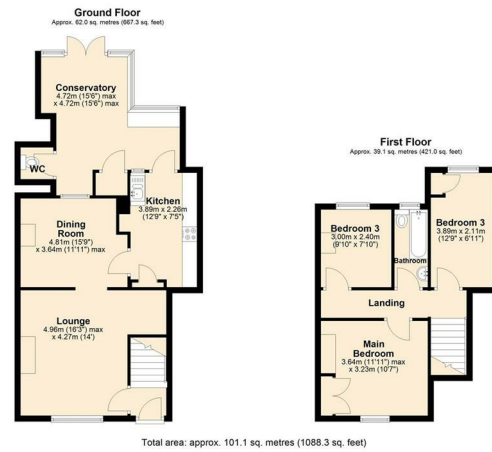




11 | Intwood Road | Cringleford | NR4 6XD

£1,495 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Description

This well presented 3 bedroom semi detached cottage offers just over 1,000 sq ft of characterful accommodation. The property blends period charm with modern convenience, featuring stripped wood flooring, feature fireplaces and beautifully landscaped gardens.

The ground floor accommodation includes a lounge with feature fireplace and built-in shelving, separate dining room, fitted galley kitchen and a spacious sun room/conservatory providing additional living space alongside a convenient downstairs WC. Upstairs offers three bedrooms and a modern family bathroom accessed off the landing.

Externally, the property benefits from professionally landscaped tiered rear gardens with a variety of mature flowers and shrubs, plus a wooden outbuilding with power. To the front there is off-road parking for two vehicles and an attractive courtyard entrance.

Key features

- Characterful 3-bedroom semi-detached cottage
- Entrance hall and ground floor WC
- Separate dining room/reception room
- Three bedrooms and family bathroom off landing
- Off-road parking for two vehicles
- Just over 1,000 sq ft of well presented accommodation
- Lounge with feature fireplace and built-in shelving
- Fitted galley kitchen with a spacious sun room/conservatory off
- Landscaped tiered rear garden with powered outbuilding
- Available beginning July

Council Tax Band & Local Authority: B, South Norfolk
Deposit Required: £1,725

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN