



68 | Woolhouse Way | Cringleford | NR4 7FX

£1,500 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 74.5 sq. metres (801.8 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using Planity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

A modern three bedroom semi detached new build home offering well presented accommodation and practical family living. The property comprises an entrance hall, ground floor WC and a comfortable lounge, alongside a spacious kitchen/diner fitted with integrated appliances including a dishwasher, fridge/freezer, washing machine, hob and oven. Upstairs are three well proportioned bedrooms, including a main bedroom with built-in wardrobe and en-suite shower room, in addition to a family bathroom.

Externally, the property benefits from an enclosed rear garden with patio and shed, while to the front there is a driveway providing parking for two vehicles along with an electric vehicle charging point. Further benefits include double glazing and gas central heating.

Key features

- Modern three bedroom semi-detached new build home
- Spacious 16'3 lounge
- Three well proportioned bedrooms
- Enclosed rear garden with patio and shed
- Situated on the popular Cringleford Heights Development
- Entrance hall with convenient ground floor WC
- Kitchen/diner with integrated dishwasher, fridge/freezer and washing machine
- Main bedroom with built in wardrobe and en-suite shower room
- Driveway providing parking for two vehicles plus EV charging point
- Available April 2026

Council Tax Band & Local Authority: ,
Deposit Required: £1,730

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.



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