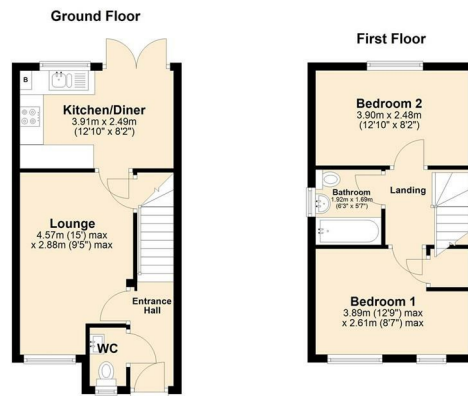




6 | Huxley Mead | Wymondham | NR18 0GZ

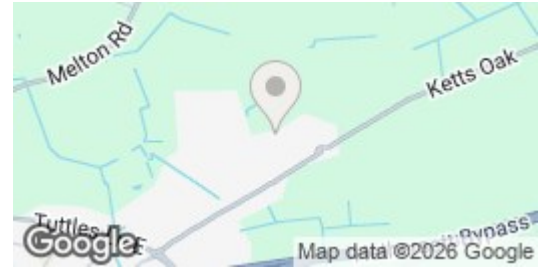
£1,100 PCM





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 PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(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

This 2 bedroom semi-detached property is located in a modern development within a cul de sac location, offering easy access to Wymondham town centre, the A11, and the city. The property features a well-proportioned kitchen with integrated appliances, including an oven, hob, washing machine, and fridge/freezer. The generous lounge benefits from under-stair storage, while the main bedroom includes built-in storage. A ground floor WC and first floor bathroom add to the convenience of this home. The property also benefits from double glazing and gas central heating.

Externally, the property enjoys side-by-side parking spaces outside the entrance, with an enclosed rear garden. The home is situated near a man-made drainage lake and a childrens play park, with easy access to Wymondham & Hethersett plus the A11. This property offers modern living in a sought-after location.

Key features

- Modern 2-bedroom semi-detached property
- Generous lounge with under-stair storage
- Ground floor WC and first floor bathroom
- Side-by-side parking spaces outside the entrance,
- Convenient location for Wymondham town centre, A11, and city access
- 12'9 kitchen with integrated oven, hob, washing machine, and fridge/freezer
- Main bedroom includes built-in storage
- Gas central heating via a Combi boiler
- Enclosed rear garden
- Available End October 2026

Council Tax Band & Local Authority: B, South Norfolk
Deposit Required: £1,269

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