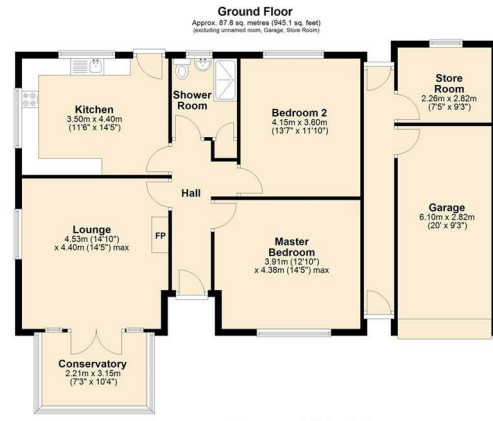


1 | Low Street | Wicklewood | NR18 9QG

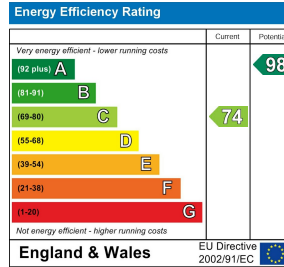
£1,100 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 87.8 sq. metres (945.1 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 PlanIt.



Description

This well presented, fully refurbished two bedroom detached bungalow is situated in a desirable village location and finished to a good standard throughout. Internally, the accommodation comprises an entrance hall, two double bedrooms, a contemporary shower room, a lounge and a kitchen fitted with an electric oven and space for additional appliances. A conservatory is positioned to the front of the property, accessed from the lounge, providing additional living space.

Externally, the bungalow offers generous wraparound gardens to the front and rear, with the rear garden measuring approximately 25'9 x 50'3, ideal for outdoor enjoyment. There is also a garage equipped with power and lighting, as well as a wide driveway providing off-road parking for two vehicles.

Key features

- Refurbished detached bungalow in a popular village location
- Two double bedrooms and modern shower room
- 14'10 Lounge with double doors opening into the conservatory
- Garage with power and lighting,
- Double glazing and air source heat pump
- Approximately 945 sq ft of living accommodation
- 14'5 Refitted kitchen with electric oven and space for appliances
- Wraparound front and rear gardens
- Driveway providing off-road parking for two cars
- Available Now

Council Tax Band & Local Authority: C, 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