




Archway Cottage, 47 | Eastgate Street | North Elmham | NR20 5HE

£950 PCM

 **BUTTERFLY** 
LETTINGS & PROPERTY MANAGEMENT



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 described have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using Planitup.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Description

Three bedroom mid-terrace cottage located in a popular village. The first floor includes three bedrooms, two with built-in storage, and a family bathroom. The ground floor offers a spacious dual-aspect kitchen/diner, a 13'5 sitting room with decorative brick fireplace, and a separate WC.

Outside, the property features a low maintenance rear garden, brick storage shed, and an additional storage room with power and lighting. On-street parking is available, and the garden backs onto open parkland. Close to village amenities and a local primary school.

Key features

- 3 Bedroom Mid-terraced cottage in a village location
- Dual-aspect kitchen/diner with induction hob and breakfast bar
- Ground floor WC and first-floor family bathroom
- On-street parking available outside the property
- Conveniently located for village amenities and primary school
- 3 first-floor bedrooms, 2 with built-in storage
- Sitting room with storage and decorative brick fireplace
- Electric heating and double glazing
- Low-maintenance rear garden with 2 storage buildings
- Available From Mid September 2025

Council Tax Band & Local Authority: A, Breckland
Deposit Required: £1,096

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



While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.

We are Butterfly Lettings LTD with registered number 15893663 and address Prospect House Rouen Road, Norwich, Norfolk, NR1 1RE