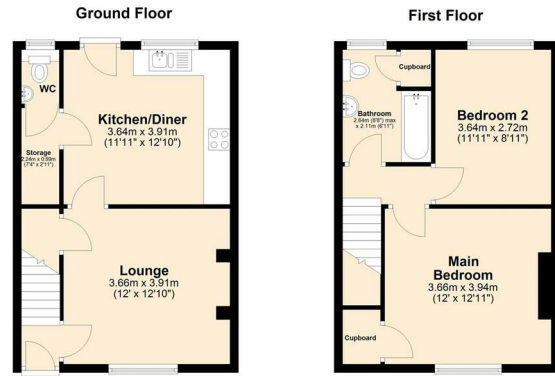




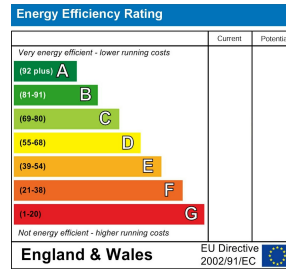
2 Park Villas | Verdens Lane | Silfield | NR18 9NY

£995 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 depicted have not been tested, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



Description

This 2 bedroom mid terraced cottage in the village of Silfield offers a convenient location close to Wymondham and has excellent road links. Inside, the accommodation includes a 12'10 lounge with feature electric fire and under stair storage, plus a practical 12'11 kitchen/diner with integrated oven and hob and direct garden access. The ground floor also benefits from a WC, while upstairs provides two bedrooms, including built-in storage to the main, along with a family bathroom.

Outside, the property features off road parking to the front and a generous rear garden extending to around 150'. The garden includes a patio, brick-built storage shed, and a large lawn bordered by mature hedging, with open field views beyond. Oil-fired central heating and double glazing complete this attractive home, which is available middle of October.

Please note that the rear garden can also be accessed externally via the right of way over Number 1 Garden.

Key features

- 2 Bedroom mid terrace cottage in popular location
- 12'10 lounge with under-stair storage and a feature electric fire
- 2 first-floor bedrooms, including built-in storage to the main bedroom
- Off-road parking to the front of the property
- Ideally located with excellent road links
- Spacious 12'11 kitchen/diner with integrated oven and hob
- Ground floor WC and first floor family bathroom
- Oil-fired central heating and double glazing throughout
- Generous rear garden with lawn, patio, brick-built storage shed
- Available from beginning/middle of October

Council Tax Band & Local Authority: B, South Norfolk
Deposit Required: £1,148

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 C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN