



84 | Coachmaker Way | Hethersett | NR9 3GP

£1,300 PCM

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT



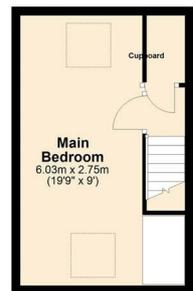
**Ground Floor**  
Approx. 25.1 sq. metres (270.6 sq. feet)



**First Floor**  
Approx. 25.1 sq. metres (270.5 sq. feet)



**Second Floor**  
Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 72.8 sq. metres (783.8 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 PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	90
(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 modern three bedroom semi-detached, three storey home offers contemporary and energy-efficient living, ideal for small families or couples seeking a long term home.

The ground floor features an open plan layout including a modern fitted kitchen complete with integrated oven, hob and extractor fan, alongside a bright lounge area with patio doors opening onto the garden. A convenient ground floor WC completes the accommodation on this level.

Across the upper two floors are three bedrooms, providing flexible space for family living or a home office. The family bathroom is finished in a contemporary style and includes a shower over the bath.

Situated on the desirable Ketts Meadow development, the property benefits from a tandem driveway to the side, along with an electric vehicle charging point and solar panels to support energy efficiency.

## Key features

- Modern three bedroom semi detached house
- Open plan living area with the added convenience of a ground floor WC
- Modern fitted kitchen complete with integrated oven, hob and extractor fan
- Lounge area with patio doors opening onto the garden
- Three bedrooms arranged over two floors, main bedroom occupying the top floor
- Contemporary family bathroom complete with a shower over the bath
- Tandem driveway located to the side of the property
- Benefiting from an electric vehicle charging point and solar panels
- Situated on the popular Ketts Meadow development
- Available Mid/End April



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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.