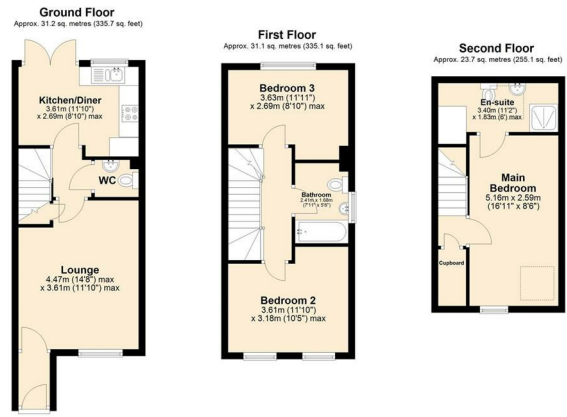




7 | Speckled Wood Grove | Hethersett | NR9 3TJ

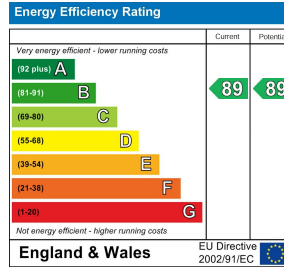
£1,445 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 86.0 sq. metres (925.9 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.



Description

This attractive three bedroom, three storey new build home offers over 900 sq. ft. of accommodation across three floors. The ground floor features a modern open plan kitchen/diner with patio doors leading to the rear garden. The kitchen provides space for a slimline dishwasher, washing machine and fridge/freezer, while a welcoming front-aspect living room, downstairs WC and enclosed porch add everyday convenience.

The first floor offers two well proportioned bedrooms and a contemporary family bathroom, with the top floor dedicated to the main bedroom, complete with en-suite shower room.

Outside, the property enjoys an enclosed rear garden measuring approximately 39'4" x 23'3", walled on two sides and featuring a patio area, outside tap and side access gate leading to the driveway. Further benefits include solar PV panels, an electric car charging point and tandem driveway parking for two vehicles.

Key features

- Attractive three bedroom semi detached new build home
- Kitchen/diner with space for appliances and patio doors leading to the rear garden
- Two first floor bedrooms and a modern family bathroom
- Enclosed rear garden measuring approximately 39'4" x 23'3", walled on two sides
- Solar PV panels and electric car charging point
- Three storey home providing approximately 900 sq. ft. of living space
- Front aspect living room, plus enclosed porch and downstairs WC
- Top floor main bedroom with en-suite shower room
- Tandem driveway with parking for two cars
- Available November

Council Tax Band & Local Authority: C, South Norfolk
Deposit Required: £1,667

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.



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