

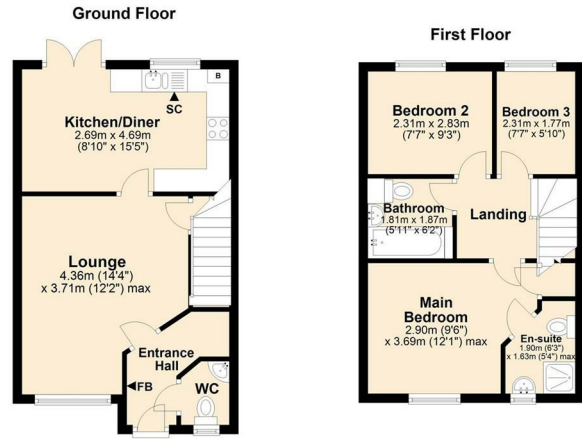


35 | Harness Maker Way | Hethersett | NR9 3FY

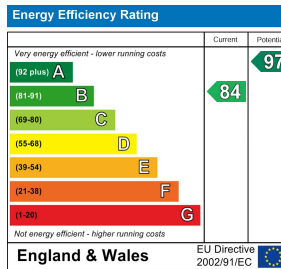
£1,300 PCM

 **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 well presented three bedroom semi-detached home is situated within a popular modern development, offering well-proportioned living spaces. The ground floor features a spacious kitchen/diner with garden access, a comfortable lounge with under-stair storage, and a convenient WC. Upstairs, the master bedroom benefits from an en-suite shower room, while two further bedrooms are served by a separate family bathroom.

Externally, the property includes a brick weave driveway and carport providing tandem off-road parking. A gated entrance leads to the enclosed rear garden, designed for low maintenance. Conveniently located within easy reach of local schools, amenities, and transport links, this unfurnished home is available now.

## Key features

- 3 Bedroom Semi-detached home on a sought after residential development
- Spacious kitchen/diner with garden access
- Well proportioned lounge with under-stair storage
- Three bedrooms, including master with en-suite shower room
- Ground floor WC, first-floor family bathroom, and en-suite to master
- Gas central heating and double glazing throughout
- Tandem driveway parking under a carport
- Enclosed, low maintenance rear garden
- Ideally located for local schools and amenities
- Available now



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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.