



6 | Reeve Way | Wymondham | NR18 0GL

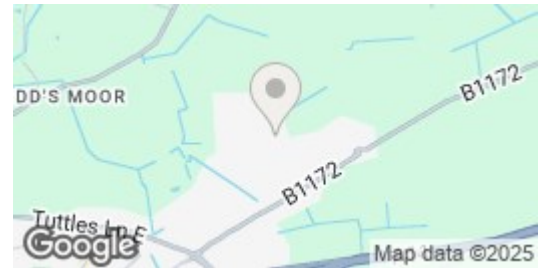
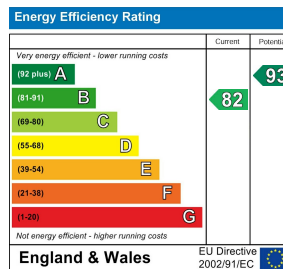
£1,400 PCM

 **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. The 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 detached three-bedroom family home is situated in a highly sought-after residential area and offers practical and versatile accommodation throughout. The property features a spacious dual aspect living room with French doors opening onto a generous, low-maintenance rear garden, a dual aspect kitchen/diner with some integrated appliances, and a separate utility room. Additional benefits include a ground floor WC, a stylish en-suite to the master bedroom, and a first floor family bathroom.

Externally, the property boasts a rear garden with patio and lawn, gated rear access, and a single en-bloc garage with further off-road parking. Gas central heating via a combi boiler and double glazing are provided throughout.

## Key features

- Detached three bedroom family home in a desirable Location
- Spacious dual aspect living room with French doors to the rear garden
- Dual aspect kitchen/diner with some integrated appliances
- Separate utility room and ground floor WC for added convenience
- Master bedroom with ensuite and built-in storage
- Family bathroom located on the first floor
- Enclosed rear garden with lawn, patio, and shingle bed
- Single en-bloc garage plus additional off-road and unrestricted on-street parking
- Gas central heating via combi boiler and double glazing throughout
- Available from the start of May



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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.