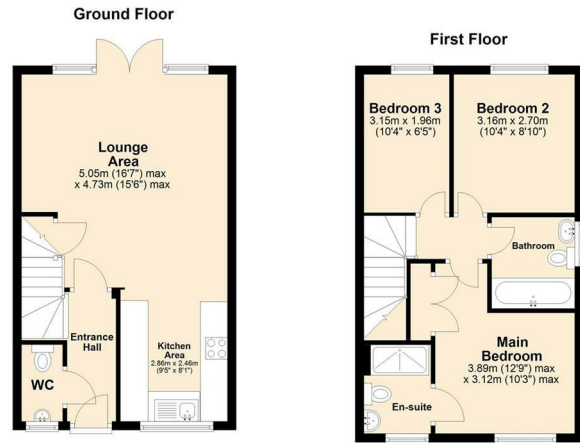




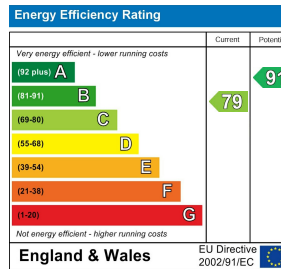
61 | Willowcroft Way | Cringleford | NR4 7JJ

£1,300 PCM

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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 three bedroom end-terraced home is located within the popular Round House Park development in Cringleford, offering approximately 800 sq. ft. of well presented living space. The ground floor features a spacious open-plan living area with direct access to the rear garden, a kitchen with a range of integrated appliances, and a separate WC. Upstairs, there are three bedrooms and a family bathroom accessed from the landing, with the main bedroom positioned to the rear of the property.

Externally, the home benefits from an enclosed rear garden, while the front is laid with low-maintenance artificial turf and a pathway leading to the entrance. An en-bloc garage with an up and over door is included, along with an allocated parking space to the front. The location provides excellent access to major road links and is conveniently situated near the NNUH, Norwich Research Park, UEA, and a range of local amenities.

Key features

- Modern 3 bedroom end-terraced family home
- Located on the popular Round house park development
- Open-plan living area with double doors to the rear garden
- Kitchen features red gloss units and some integrated appliances
- Ground floor WC, first floor family bathroom, and en-suite
- 3 Bedrooms, including 2 doubles
- Gas central heating and double glazing
- En-bloc garage with parking space to the front
- Conveniently located for the NNUH, UEA, and local amenities
- Available from end of July



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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.