



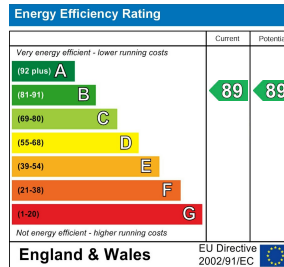
5 | Speckled Wood Grove | Hethersett | NR9 3TJ

£1,495 PCM





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 not 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 Planity.



Description

This attractive three bedroom, three storey home known as the Souter design, offers a spacious and flexible layout, ideal for modern living. The ground floor features a open-plan kitchen/diner with French doors leading into the rear garden, along with a front aspect living room. A downstairs WC and enclosed porch add both convenience and functionality.

Upstairs, the home continues to impress with two bedrooms and a contemporary family bathroom on the first floor, while the top floor is dedicated to a main bedroom, complete with an en-suite.

Additional benefits include solar PV panels, an electric car charging point, and tandem driveway parking for two cars. With energy-efficient features and a well designed interior, this home is a perfect choice for couples, or families seeking a blend of style and sustainability.

Please note that the floorplan and pictures provided reflects the Souter design but is not specific to this property, so the actual layout may vary.

Key features

- Attractive three-bedroom, three-storey home
- Front aspect living room
- Two bedrooms and family bathroom on the first floor
- Solar PV panels and electric car charging point
- Situated on the popular Ketts Meadow Estate
- Open plan kitchen/diner with French doors opening to the rear garden
- Downstairs WC and enclosed porch for added convenience
- Top floor main bedroom with en suite
- Tandem driveway with parking for two cars
- Available November

Council Tax Band & Local Authority: C,
Deposit Required: £1,725

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.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk
01603 870870



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.

We are Butterfly Lettings LTD with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN