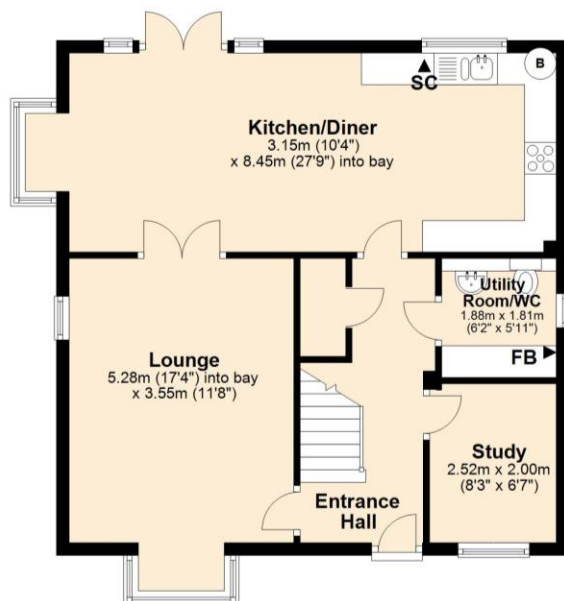


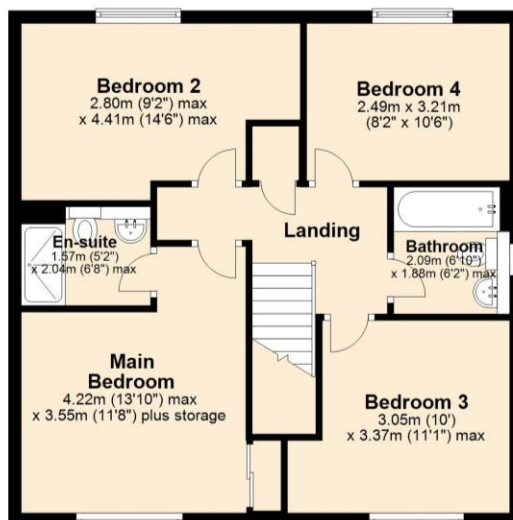
Ground Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



First Floor

Approx. 59.7 sq. metres (642.6 sq. feet)



Total area: approx. 120.3 sq. metres (1294.9 sq. feet)

OUTSIDE

The property enjoys a corner plot with lawns flanking a path to the entrance and brickweave driveway providing off-road parking and leading to the approx. 23' x 9'7" single garage with up and over door, light and power, plus personnel door into the garden. Wooden gates to both sides of the property provide access to the enclosed, approx. 45' x 33' max. rear garden, featuring a lawn and patio area.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Leave Wymondham town centre vi a Station Road, passing under the railway bridge. At the mini round about take the second exit onto Silfield Road and enter the development via Nightingale Avenue. Turn left into Goshawk Rise and follow this road as it swings sharply to the right. Turn left into Avocet Way, then left again into Hobby Drive where the property can then be found immediately on the left-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

E

Energy Efficiency Rating Current B 89 Potential A 90



01603 760 770
hello@dragonflylettings.com
www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Stylish 4 bedroom detached home in the popular market town of Wymondham, renowned for its excellent amenities and transport links. This modern property features an open plan kitchen/diner, separate lounge, utility room and a ground floor study. Externally, it offers a single garage, driveway parking and an enclosed garden. A perfect family residence!

Hobby Drive
Wymondham | Norfolk | NR18 9FL

£1,600 pcm

Detached property in a popular and convenient location

4 first floor bedrooms including main bedroom with en-suite shower room

Stunning open plan kitchen/diner with double doors to the garden

Kitchen features cream units and some integrated appliances

17'4 lounge with box-bay window plus separate study

Ground floor utility/WC plus first floor family bathroom and en-suite

Gas central heating and double glazing

Garage and driveway parking adjacent to the property

Enclosed rear garden with lawn and patio

Available end of May 2024!

