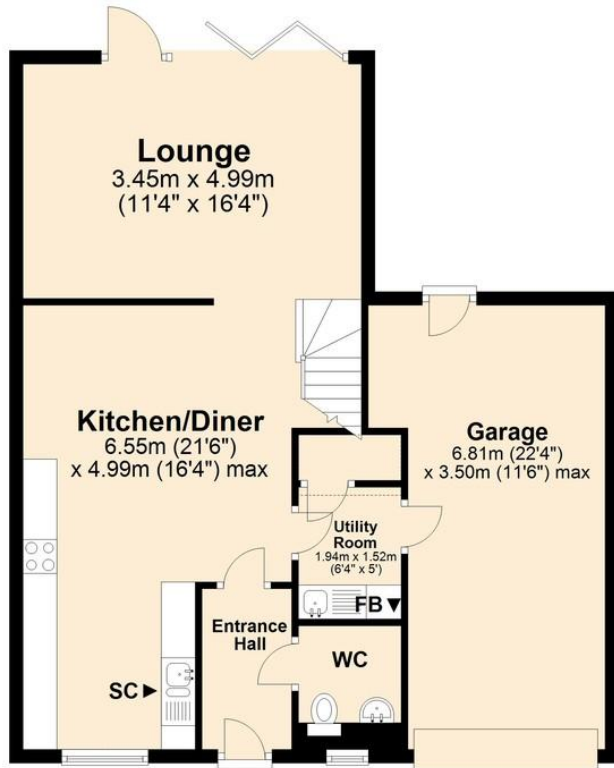


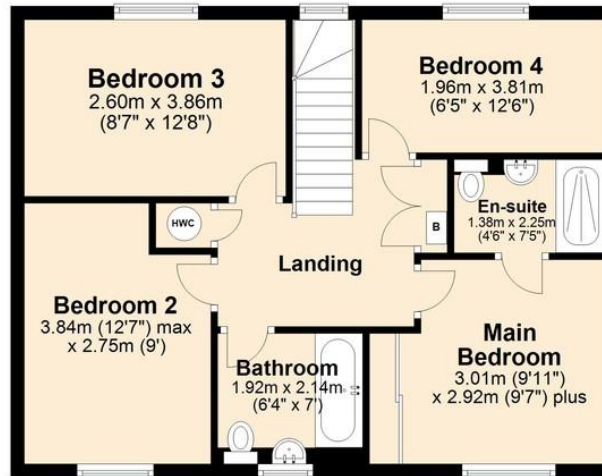
Ground Floor

Approx. 53.1 sq. metres (571.9 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

OUTSIDE The property is situated in a cul de sac location, down a shared access driveway. A private driveway to the front of the property provides side-by-side off-road parking with an area of grass to the left and access to the integral garage with automatic lights, up and over door, plus personnel door to the rear. To the rear of the garage is an approx. 16' x 7'5 courtyard area with wooden gate through to the main garden space. The approx. 35' x 30'5 max. south-facing garden is mainly laid to lawn and features a patio area abutting the property.

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

DIRECTIONS Head out of the village along Great Melton Road, passing the Tesco Express. Towards the edge of the village turn right onto Natterers Road then left into Barbastelle Crescent. As the road bears right, turn left down a shared access driveway where the property can then be found on the left-hand side.

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND D

Energy Efficiency Rating Current B 83 Potential A 94



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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.



An immaculately presented, detached 4 bedroom family home situated on a modern development towards the edge of the village.

Accommodation includes a generous kitchen/diner plus a separate lounge with tri-fold doors to the garden. Outside benefits from off-road parking, integral garage and enclosed south-facing rear garden with lawn and patio. Do not miss out!

Barbastelle Crescent

Hethersett | Norwich | Norfolk | NR9 3FR

£1,500 pcm

Detached family home in a convenient and sought-after location

Offering over 1,175 sq/ft. of immaculately presented accommodation

4 first floor bedrooms; main bedroom with built-in storage and en-suite with double rainfall shower

Impressive and modern 21'6 kitchen/diner featuring integrated appliances and utility room off

16'4 lounge features tri-fold doors to the rear garden

Ground floor WC, first floor family bathroom and en-suite shower room

Gas central heating and double glazing

Off-road parking and integral garage with automatic lights and personnel door

Enclosed, south-facing rear garden with lawn and patio area

Available mid-May 2024

