



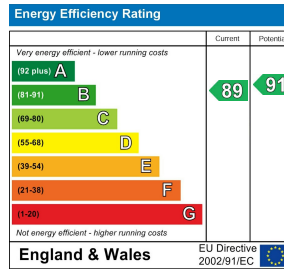
5 | Atchison Avenue | Cringleford | NR4 7WJ

£1,500 PCM

 **BUTTERFLY** 
SALES, 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 Planitip.



Description

A three bedroom semi detached home situated on a popular modern development, ideally located for access to the UEA, NNUH and Norwich Research Park. The property offers well laid out accommodation, including a dual aspect lounge and a kitchen/diner with direct access to the rear garden. Upstairs, there are three bedrooms, including a main bedroom with en-suite, along with a family bathroom.

Externally, the property is fronted by a low maintenance garden with a pathway leading to the entrance. To the side, there is a tandem driveway providing off-road parking. The enclosed rear garden is mainly laid to lawn, with a patio area adjoining the property and a wooden storage/bike shed.

Key features

- Modern semi-detached home on a popular development
- 15' Kitchen/diner with integrated appliances and garden access
- Ground floor WC, first floor family bathroom and en-suite
- Tandem driveway providing off-road parking
- Convenient for UEA, NNUH and Norwich Research Park
- Three first floor bedrooms, including main with en-suite
- Spacious 16'2 dual aspect lounge
- Gas central heating and double glazing
- Enclosed rear garden mainly laid to lawn with patio area
- Available from middle of May 2026

Council Tax Band & Local Authority: C, South Norfolk
Deposit Required: £1,730

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.



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