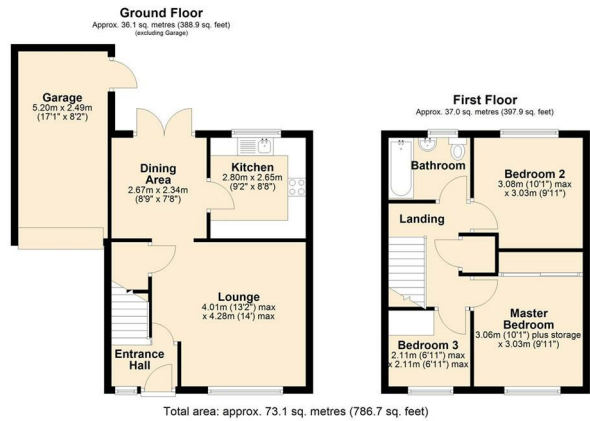




33 | Lindford Drive | Eaton | NR4 6LR

£1,250 Per month

 **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 Planity.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

This three bedroom semi detached home offers well balanced accommodation across two floors, with the ground floor comprising an entrance hall leading to a lounge, alongside a modern fitted kitchen which opens through to a dining area. Upstairs, there are three bedrooms, including a main bedroom with built in storage, along with a family bathroom fitted with a three piece suite.

Externally, the property is fronted by brick weave paving, providing off road parking and access to an attached single garage with power and lighting (please note the garage is only accessible via the rear personnel door). To the rear is an enclosed garden, mainly laid to lawn with a patio area and mature hedging. The property is situated within a popular cul de sac, conveniently located for local amenities, schools and transport links.

Key features

- Three bedroom semi detached home in a popular cul de sac location
- Modern fitted kitchen overlooking the garden
- Family bathroom with three piece suite
- Garage with power and light, accessed via the rear personnel door
- Convenient for local amenities, schools and transport links
- Lounge plus separate dining area
- Three first floor bedrooms, including main bedroom with built in storage
- Gas central heating and double glazing throughout
- Enclosed rear garden with lawn and patio
- Available Now

Council Tax Band & Local Authority: C, Norwich
Deposit Required: £1,442

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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