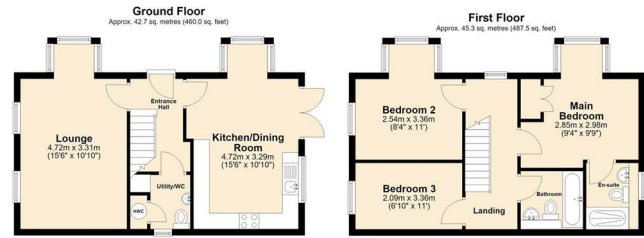




10 | Rowan Way | Cringleford | NR4 7PZ

£1,700 PCM

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 88.0 sq. metres (947.5 sq. feet)

(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

A well presented three bedroom link detached family home situated within the popular Round House Park development in Cringleford. Entering via the entrance hall, the property offers a bay fronted lounge and a modern kitchen/diner with patio doors opening onto the rear garden. The kitchen includes a range of built in appliances including a dishwasher, fridge/freezer, oven and hob. There is also a useful downstairs WC/utility room with a built in washing machine. Upstairs are three bedrooms, with an en suite to the main bedroom, along with a family bathroom.

Outside, there is an enclosed rear garden and tandem parking for two vehicles beneath the car port. Ideally placed for local amenities and schools, the property is also within easy reach of the Norfolk and Norwich University Hospital and University of East Anglia, with convenient access to the A11 and A47.

Key features

- Three bedroom link detached family home
- Spacious 15'6 dual aspect lounge
- Main bedroom with built in wardrobes and en suite
- Enclosed rear garden with shed and side gate to driveway
- Gas central heating and Double Glazed
- Entrance hall and WC/utility room with integrated washing machine
- Modern kitchen/diner with built in appliances
- Two further bedrooms and family bathroom
- Tandem parking for two cars beneath car port
- Available end of October 2026

Council Tax Band & Local Authority: D, South Norfolk
Deposit Required: £1,961

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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