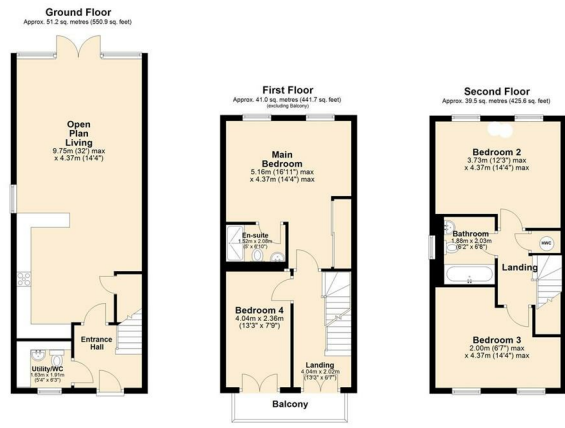


10 | Rose Drive | Cringleford | NR4 7SZ

£1,695 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. The 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. Floor produced using Floorplan.

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 modern 4 bedroom, three storey townhouse set within a popular development, ideally positioned overlooking green space and a play park. The property offers spacious and flexible accommodation, including four bedrooms across the upper floors and a 31'10 open plan kitchen, living and dining area with direct access to the garden.

Externally, the property is approached via a pathway through a small front lawn and shrub beds. To the side, a driveway provides tandem off-road parking leading to a semi-detached garage. To the rear is an enclosed, low maintenance garden featuring artificial lawn and a patio area, ideal for outdoor dining and entertaining. Well located for local amenities, the primary school and excellent transport links, this is a must-view property.

Key features

- Modern three-storey townhouse in a popular development
- Spacious main bedroom with en-suite shower room
- Stylish kitchen with gloss white units and integrated appliances
- Gas central heating and double glazing
- Enclosed, low maintenance rear garden with artificial lawn and patio
- Four bedrooms arranged over the top two floors
- Impressive 31'10 open plan kitchen, living and dining space
- Ground floor WC/utility, plus en-suite and family bathroom
- Garage with light and power, plus tandem off-road parking
- Available mid May 2026

Council Tax Band & Local Authority: D, South Norfolk
Deposit Required: £1,955

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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