

8 | Peregrine Mews | Cringleford | NR4 7NB

£1,650 PCM

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Spacious four bedroom, part furnished detached family home
- Four good sized bedrooms, two with built-in storage and an en-suite to the main bedroom
- Kitchen/diner with integrated fridge/freezer and dishwasher, plus a separate utility room
- Dual aspect lounge with bay window and double doors opening onto the rear garden
- Separate bay fronted dining room/study
- Ground floor WC, family bathroom and en-suite
- Gas central heating and double glazing throughout
- Single garage, driveway parking and enclosed rear garden with lawn and raised decking
- Situated on the popular Round House Park development in Cringleford
- Available from the beginning of January 2027

About the Property

This spacious four bedroom detached family home is situated on the popular Round House Park development in Cringleford, conveniently located for the Norfolk and Norwich University Hospital, Norwich Research Park and the University of East Anglia. Offered part furnished, the property provides over 1,300 sq. ft. of well proportioned living accommodation.

The ground floor comprises a spacious entrance hall with a WC, a bay fronted lounge with double doors opening onto the enclosed rear garden, a separate bay fronted dining room and a kitchen/diner to the rear, complemented by a useful utility room and pantry. Upstairs are four good sized bedrooms, with the main bedroom benefiting from an en-suite shower room, whilst the remaining bedrooms are served by the family bathroom.

Outside, the property benefits from driveway parking, a single garage and an enclosed rear garden, all whilst enjoying a cul-de-sac position within this sought-after development.





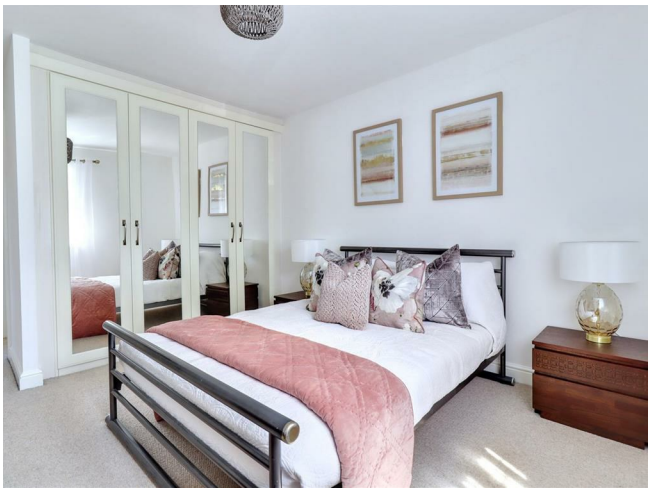














Directions

Enter the Round House Park development via Round House Way. At the first roundabout, take the first exit, then at the next roundabout, turn right into The Pines. Turn right into Peregrine Mews, where the property can be found on the right-hand side as the road bears to the right.

SUMMARY OF FEE'S PAYABLE BY TENANTS

(Applies to Assured Periodic Tenancies (APTs) in England from 1 May 2026, in line with the Tenant Fees Act 2019 and Renters' Rights Act 2025)

Please be aware that your tenancy may be subject to the following charges. All amounts include VAT at the current rate of 20%, where applicable, and may be subject to change should the VAT rate increase.

BEFORE YOU MOVE IN:

• Holding Deposit Fee: Equal to one week's rent. This is payable once your offer on a property has been accepted and will be offset against the first month's rent or tenancy deposit, as agreed. Please note that the holding deposit may be retained if you withdraw your offer, provide false or misleading information, fail a Right to Rent check, or do not take all reasonable steps to enter into the tenancy within the agreed timeframe.

• First Month's Rent: Due after signing the tenancy agreement, less any holding deposit paid

• Security Deposit: Equivalent to 5 weeks' rent (where annual rent is under £50,000). This will be protected in a government-approved tenancy deposit scheme.

DURING YOUR TENANCY:

• Changes or Amendments to the Tenancy Agreement (requested by the tenant): £50

• Late Rent Payments: Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, calculated from the date the rent became overdue

• Lost Keys or Security Devices: Charged at the reasonable cost of replacement.

• Early Termination (Tenant's Request): If you wish to end the tenancy early or do not provide the required notice, you will be liable for the landlord's reasonable costs. This may include rent due for the remainder of the notice period (typically two months), or until a new tenancy is secured.

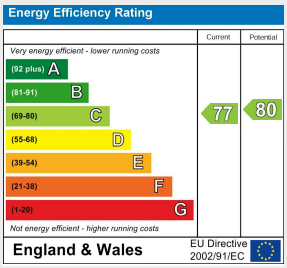
Disclaimer

While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification





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 PlanUp.



Tenure:
Council Tax Band: E
Local Authority: South Norfolk

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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