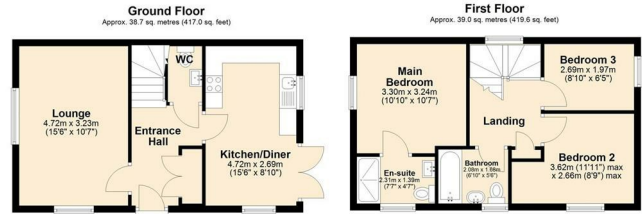




17 | Holliday Avenue | Cringleford | NR4 7XR

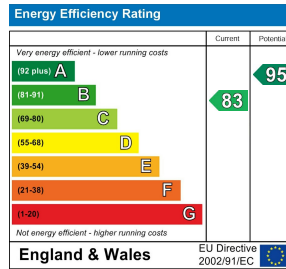
£1,600 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 77.7 sq. metres (836.6 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 PlanSpace.



Description

This well presented three bedroom detached home offers a modern and practical layout throughout. The ground floor features a welcoming entrance hall leading to a well proportioned dual aspect lounge, alongside a kitchen diner fitted with integrated appliances and providing direct access to the garden. A ground floor WC completes the downstairs accommodation.

Upstairs, there are three bedrooms, with the main bedroom benefiting from an en suite shower room, in addition to a family bathroom. Externally, the property benefits from tandem off road parking. A gate leads through to the enclosed rear garden, measuring approximately 33' max x 27'11" max. The garden is designed for low maintenance, with a lawn area, patio space and a small storage shed.

Located within the popular Cringleford Heights development, the property is well positioned for the UEA, NNUH and Norwich Research Park, with excellent access to major road links including the A11 and A47

Key features

- Three bedroom detached home on a popular modern development
- Dual aspect kitchen diner with integrated appliances and garden access
- Ground floor WC, family bathroom and en suite
- Tandem driveway parking to the rear
- Convenient for UEA, NNUH and Norwich Research Park
- Main bedroom with en suite shower room
- 15'6" dual aspect lounge off the entrance hall
- Gas central heating and double glazing throughout
- Enclosed rear garden with lawn, patio area and shed
- Available end of April 2026

Council Tax Band & Local Authority: C, South Norfolk
Deposit Required: £1,846

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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