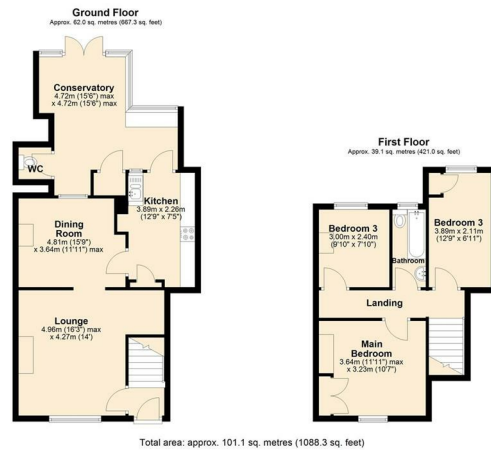




11 | Intwood Road | Cringleford | NR4 6XD

£1,495 PCM

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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 when produced using Energy.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	91
(69-80) C	
(55-68) D	
(39-54) E	73
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Description

This well presented 3 bedroom semi detached cottage offers just over 1,000 sq ft of characterful accommodation. The property blends period charm with modern convenience, featuring stripped wood flooring, feature fireplaces and beautifully landscaped gardens.

The ground floor accommodation includes a lounge with feature fireplace and built-in shelving, separate dining room, fitted galley kitchen and a spacious sun room/conservatory providing additional living space alongside a convenient downstairs WC. Upstairs offers three bedrooms and a modern family bathroom accessed off the landing.

Externally, the property benefits from professionally landscaped tiered rear gardens with a variety of mature flowers and shrubs, plus a wooden outbuilding with power. To the front there is off-road parking for two vehicles and an attractive courtyard entrance.

Key features

- Characterful 3-bedroom semi-detached cottage
- Entrance hall and ground floor WC
- Separate dining room/reception room
- Three bedrooms and family bathroom off landing
- Off-road parking for two vehicles
- Just over 1,000 sq ft of well presented accommodation
- Lounge with feature fireplace and built-in shelving
- Fitted galley kitchen with a spacious sun room/conservatory off
- Landscaped tiered rear garden with powered outbuilding
- Available beginning July

Council Tax Band & Local Authority: B, South Norfolk
Deposit Required: £1,725

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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