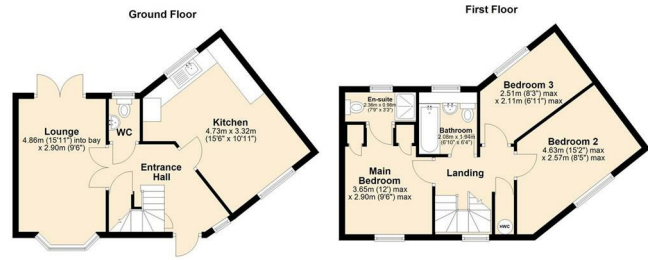




58 | Washington Drive | Watton | IP25 6GY

£1,100 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 to 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	74	
(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

This three bedroom end terraced family home is situated on a popular modern development and comprises an entrance hall with double doors leading into the bay-fronted lounge, along with a dual-aspect kitchen/diner. To the first floor are three bedrooms, including a master bedroom with built-in storage and an en suite shower room, together with a family bathroom. The property also benefits from a ground-floor WC, gas central heating and double glazing throughout.

Outside, the property has a low maintenance front garden and an enclosed rear garden, mainly laid to lawn with a patio area. A gate provides access to the private residents' parking area, where there is allocated parking for the property.

Key features

- Three bedroom end terraced family home
- Bay fronted lounge with double doors leading to garden
- Three bedrooms, including main bedroom with storage and en-suite
- Enclosed rear garden with lawn and patio
- Situated on a popular modern development
- Dual aspect kitchen/diner
- Ground floor WC plus first-floor family bathroom and en-suite
- Allocated parking with a private resident's parking area to the rear
- Gas central heating and double glazing
- Available End September

Council Tax Band & Local Authority: C, Breckland
Deposit Required: £1,269

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.



Butterfly Lettings | 6 Church Lane | Eaton | NR4 6NZ
hello@butterflylettings.co.uk
www.butterflylettings.co.uk
01603 870870



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