



19 | Viola Close | Norwich | NR4 7JL

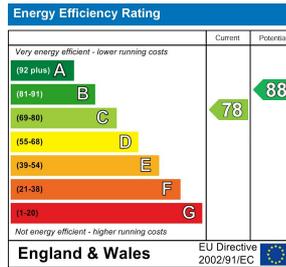
£1,750 PCM

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT



Total area: approx. 143.9 sq. metres (1548.7 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 misstatements. The floorplan is for illustrative purposes only and should not be used as a basis for 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.



## Description

An extensive five bedroom detached family home offering spacious and versatile accommodation approaching 1,550 sq ft, arranged over three floors and ideal for modern family living. The ground floor includes a well proportioned living room with twin windows, opening through to the dining area via double doors, alongside an impressive 21'10 kitchen/diner with breakfast bar and double doors opening onto the rear garden, creating an excellent space for entertaining. A ground floor WC completes this level.

Across the upper two floors are five bedrooms, three with built-in storage, including en-suite shower rooms to the main bedroom and bedroom two, in addition to a family bathroom. Outside, the property benefits from an attractive front garden, tandem driveway parking leading to a single garage, and a generous rear garden with patio seating area and lawn.

The property is situated on the highly popular Round House Park development, ideally located for the Norfolk and Norwich University Hospital, Norwich Research Park and the University of East Anglia, while also offering convenient access to Norwich city centre and the A11 for onward travel.

## Key features

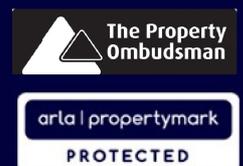
- Spacious 5 bedroom detached family home on the popular Round House Park development
- Impressive 21'11 kitchen/diner with breakfast bar
- Ground floor WC, family bathroom, plus two en-suite shower rooms
- Gas central heating and double glazing throughout
- Generous rear garden with patio and lawn
- Approaching 1,550 sq ft of accommodation arranged over three floors
- 14'10 living room with double doors opening to the dining area
- Five bedrooms across the top two floors, three with built-in storage
- Driveway providing tandem off-road parking plus single garage with power and light
- Available Now

Council Tax Band & Local Authority: E, South Norfolk  
Deposit Required: £2,019

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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