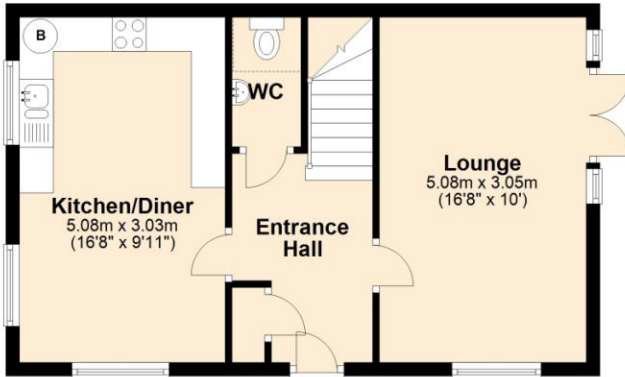


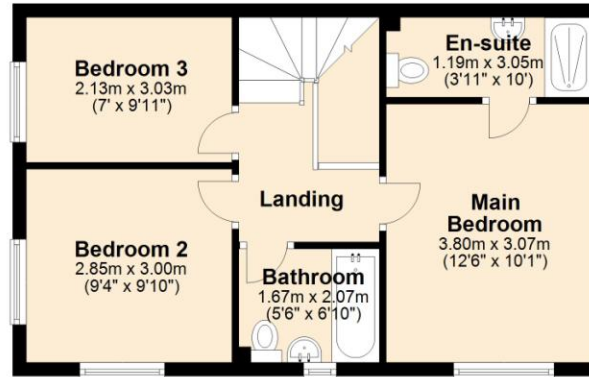
Ground Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

OUTSIDE

This attractive property is fronted by a wooden palisade fence along the front and left-hand side, featuring a lawn and flower border. To the left-hand side is a private brickweave driveway, the front section of which is owned by the property, with right of way access for the neighbouring properties. The driveway leads to a tandem carport parking to the rear of the property with wooden gate access to the approx. 28' x 21' max, rear garden, mainly laid to lawn with wooden-edged bed to the rear.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Turn into Back Lane from Henstead Road and just after the Village Hall turn left into a continuation of Back Lane, which shortly becomes Baker Lane. Follow the road to the end and turn right at the T-junction into Coachmaker Way. Sawyer Crescent is on the left-hand side. Take the second of the two turnings into Sawyer Crescent and the property is immediately on the left with a section of layby parking close by.

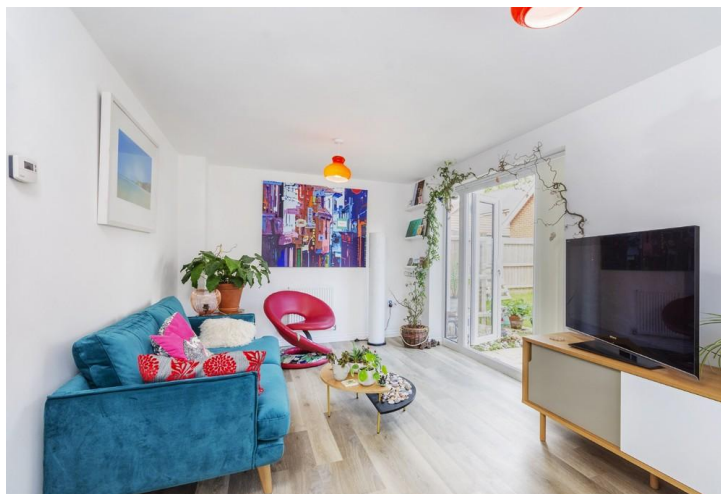
LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

D

Energy Efficiency Rating Current B 84 Potential A 95



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www.dragonflylettings.com
Unit 4 Dragonfly Lane, Cringleford, Norfolk, NR4 7FF

Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Impressive link-detached family home offering 3 bedrooms, including a main bedroom with en-suite shower and a light-filled, dual-aspect second bedroom. This home boasts a generous 16'8 kitchen/diner and a dual-aspect lounge leading directly to the enclosed rear garden. Additional features include tandem carport parking. Early viewing recommended!

Sawyer Crescent

Hethersett | Norwich | Norfolk | NR9 3GG

£1,300 pcm

Immaculately presented modern link-detached property, ideally located for amenities and schools

Situated on a highly popular residential development

3 bedrooms including main bedroom with stylish en-suite shower room

Contemporary kitchen/diner with integrated Zanussi appliances

Dual aspect lounge with double doors to the garden

Ground floor WC, first floor family bathroom plus en-suite

Gas central heating via a Combi boiler and double glazing

Tandem carport parking to the rear of the property

Enclosed rear garden with lawn and patio

Available from start of June 2024!

