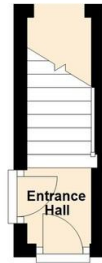


Ground Floor

Approx. 3.2 sq. metres (35.0 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 67.1 sq. metres (722.8 sq. feet)

OUTSIDE

The property is accessed via a private ground floor entrance with living spaces on the first floor. A second doorway from the entrance hall provides access to the carport. Vehicular access to the car port and private resident's parking area, which includes an allocated parking space for the property, is via a shared driveway adjacent to the property.

AGENTS NOTE

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

DIRECTIONS

Enter the Round House Park development via Round House Way. Turn right at the roundabout into Dragonfly Lane. At the mini roundabout turn left into Brambling Lane, then turn right into Nightingale Drive. Take the first left into Woodpecker Lane where the property can be found on the right-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current C 76 Potential C 76



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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.



2 bedroom coach house situated on a popular residential development, with a private ground floor entrance. Accommodation includes an open plan 21'5 L-shaped kitchen/living/dining area, main bedroom with en-suite shower room and bathroom with 3 piece suite. Whilst outside benefits from a car port and off-road parking.

Woodpecker Lane

Cringleford | Norwich | Norfolk | NR4 7LS

£1,000 pcm

First floor coach house situated on the popular Round House Park development

Private ground floor entrance hall, with rear access to the carport

2 bedrooms including main bedroom with en-suite shower and built-in storage

Open plan, L-shaped kitchen/living/dining area

Modern kitchen featuring white gloss units and some integrated appliances

Bathroom with 3 piece suite plus en-suite to main bedroom

Gas central heating and double glazing

Carport parking plus off-road parking within a private resident's parking area

Conveniently located for the city centre and major road links

Available mid February 2024!

