



Total area: approx. 146.4 sq. metres (1575.7 sq. feet)

OUTSIDE This stylish family home is located within a modern development, ideally located for numerous major local employers, the Southern Bypass and city access. A narrow lawn fronts the property, bordered by hedging, with a tandem driveway leading to a single garage to the left-hand side with up and over door, light and power. A wooden gate from the driveway leads through to the enclosed approx. 34 x 40' L-shaped low-maintenance rear garden featuring a lawn, with patio abutting the property.

AGENTS NOTE Please be advised the images and floorplan reflect the property prior to the current tenancy.

DIRECTIONS Enter the Roundhouse Park development via Roundhouse Way. Take the first exit at the first roundabout, the second exit at the second roundabout and the first exit at the third roundabout before turning almost immediately left into the Cringleford Heights development via Haldane Drive, where the property can be found on the right-hand side.

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND F

Energy Efficiency Rating Current A 92 Potential A 93



01603 760 770
hello@dragonflylettings.com
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.

Situated within a modern development is this wonderful detached home, with garage and tandem driveway parking, convenient for the UEA, NNUH and Norwich Research Park. The property offers stylish living spaces with 4 bedrooms, an 18'6 max. lounge, separate study and stunning bay fronted kitchen/diner with access to the enclosed low maintenance garden – perfect for entertaining.

Haldane Drive

Cringleford | Norwich | Norfolk | NR4 7FZ

£1,800 pcm

Substantial detached house in a convenient location

Wonderful family home offering over 1,570 sq/ft. of generous and stylish living spaces

4 double bedrooms with built-in storage plus master with en-suite shower room

24'2 max. bay-fronted kitchen/diner with garden access and integrated appliances

18'6 max. triple aspect lounge with garden access plus separate study and utility

Ground floor WC plus first floor en-suite and bathroom with bath and shower enclosure

Gas central heating and double glazing

Single garage plus tandem driveway parking

Enclosed, low maintenance 40' rear garden

Available mid-August

