



Total area: approx. 110.1 sq. metres (1185.4 sq. feet)

#### OUTSIDE

The front of the property is adorned with shrub beds and features a tandem driveway parking right next to the entrance. From the driveway, a wooden gate provides access to the approx. 29' x 15' enclosed, south-west facing garden, which includes a patio, lawn and an additional seating area next to the wooden storage shed. Nearby, there is an appealing play area and green space.

#### AGENTS NOTE

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

#### DIRECTIONS

From Roundhouse Way take the second of 2 turnings into Dragonfly Lane, adjacent to the local Tesco store. Turn left into Almond Drive and follow the road round to the right where the property can be found just after the play area, almost opposite the turning into Mapletree Close.

#### LOCAL AUTHORITY

South Norfolk

#### COUNCIL TAX BAND

D

**Energy Efficiency Rating Current B 85 Potential A 95**

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.



Spacious and modern family residence, perfectly situated near an Ofsted 'Outstanding' primary school, Southern Bypass, and city access. This home features 4 bedrooms across the upper 2 of its 3 storeys, providing versatile living spaces suited for contemporary family needs. Additionally, it boasts a secure, south-west facing garden and tandem off-road parking, enhancing its desirability.

## Almond Drive

Cringleford | Norwich | Norfolk | NR4 7TB

£1,500 pcm

4 bedroom semi-detached townhouse situated on a popular modern development

3 double bedrooms plus 1 single; 2 featuring built-in storage

Top floor dual aspect main bedroom with en-suite shower room

Kitchen features stylish gloss units, some integrated appliances plus garden access

14'4 dual aspect lounge with under-stair storage

Gas central heating and double glazing

Ground floor WC plus first floor family bathroom and top floor en-suite

Tandem off-road parking adjacent to the property

Enclosed, south-west facing rear garden with storage shed plus a play area and green space nearby

Available end of May 2024!

