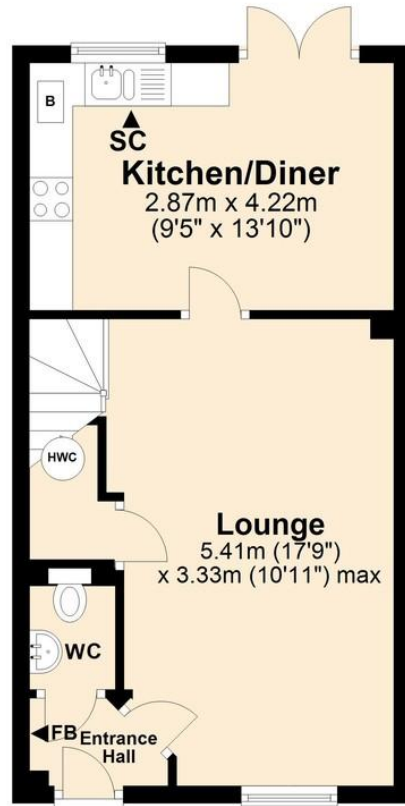


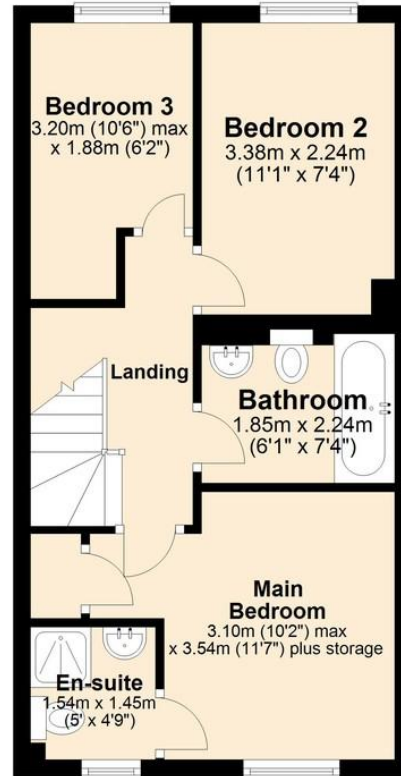
Ground Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.4 sq. feet)

OUTSIDE

The property is fronted by a brickweave pedestrian footpath with direct access to the property entrance. To the right-hand side the property benefits from carport parking, located at the end of the run of terraces. To the rear is an approx. 29' x 15' max. low maintenance garden with a lawn and 2 patio areas. A wooden gate to the rear provides access to the private resident's parking area, accessed via Falcon Crescent.

AGENTS NOTE

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

DIRECTIONS

Enter the Queens Hills development via Sir Alfred Munnings Road. At the round about at the top of the hill turn right onto Poethlyn Drive and continue on this road before turning right onto Woodpecker Way. At the crossroads bear right to continue on Woodpecker Way, turn left onto Brian McCarter Gardens and turn left where the property can be found on the left-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current B 81 Potential A 94



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.



Be quick to view this 3 bedroom mid-terraced property, situated on a popular modern development, conveniently located for the local primary school, Longwater Retail Park and major road links. Accommodation includes a 17'9 lounge, kitchen/diner with garden access plus first floor bathroom and en-suite, whilst outside benefits from a low maintenance rear garden and carport parking.

Brian McCarter Gardens

Costessey | Norwich | Norfolk | NR8 5GY

£1,100 pcm

Mid-terraced property situated on a popular modern development

3 first floor bedrooms including main bedroom with en-suite and built-in storage

13'10 kitchen/diner with double doors to the rear garden

17'9 lounge off the entrance hall with under-stair storage

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

Gas central heating and double glazing

Off-road parking under a carport nearby

Enclosed, low maintenance rear garden with lawn and patio

Conveniently located for local primary school, Longwater Retail Park and major road links

Available Mid December 2023!

