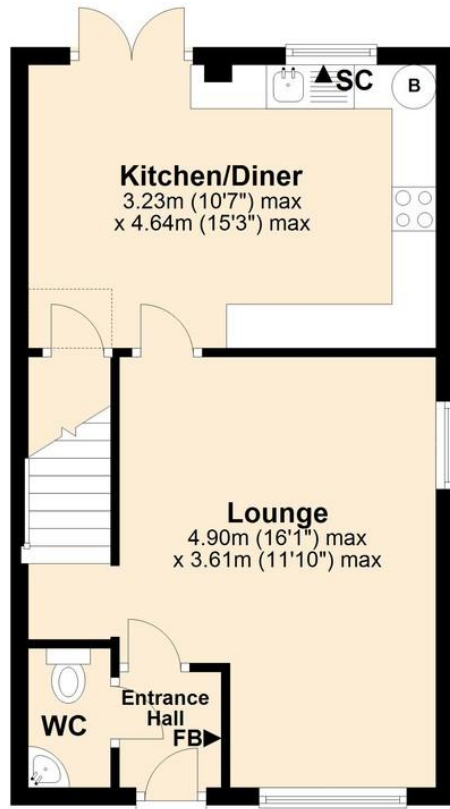


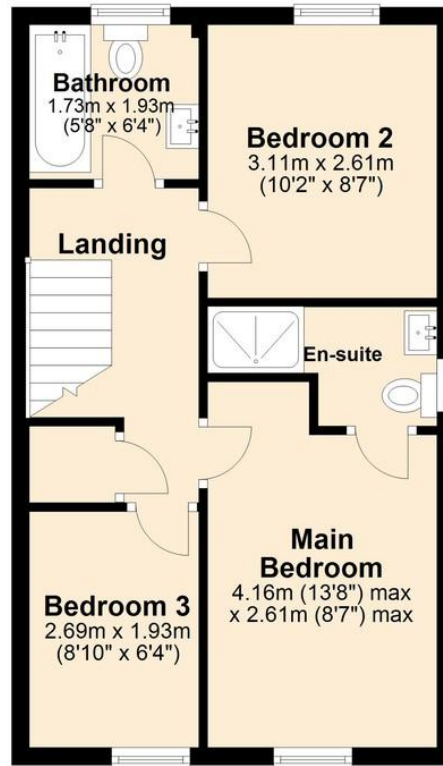
Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.4 sq. feet)

OUTSIDE The property is fronted by a small bark chip bed and shrubs. To the right-hand side lies a tandem driveway parking space from which a wooden gate pleads through to the approx. 41' x 31' enclosed garden. The garden is laid to lawn with a path abutting the rear of the house.

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

DIRECTIONS Enter the Round House Park development via a Round House 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 left-hand side, just before the ongoing construction work begins.

Energy Efficiency Rating Current B 89 Potential B 91



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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.



3 bedroom semi-detached property situated within a modern development, ideally located for the NNUH, UEA and Norwich Research Park, plus an Ofsted 'Outstanding' Primary School (Nov 2022). The property offers a 16'1 max. lounge, stylish kitchen/diner with numerous appliances, 41' enclosed rear garden and tandem driveway parking.

Haldane Drive

Cringleford | Norwich | Norfolk | NR4 7FY

£1,350 pcm

Semi-detached property in a convenient location

3 bedrooms including main bedroom with en-suite shower room

Stylish 15'3 max. kitchen/diner with under-stair storage, garden access and integrated appliances

16'1 max. dual aspect lounge off the entrance hall

Ground floor WC, first floor en-suite to main bedroom, plus family bathroom

Gas central heating via a Combi boiler and double glazing

Tandem off-road parking alongside the property

Generous, enclosed rear garden mainly laid to lawn

Within easy reach of several major local employers and swift city access

Available mid-end of January 2024

