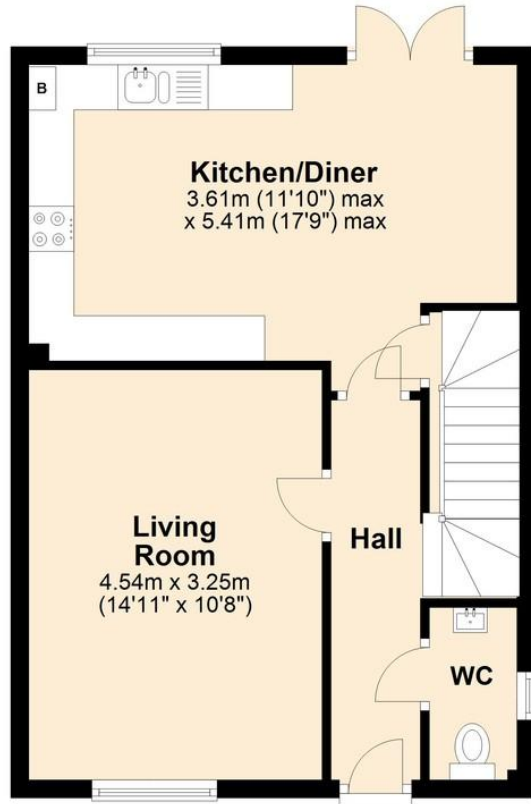


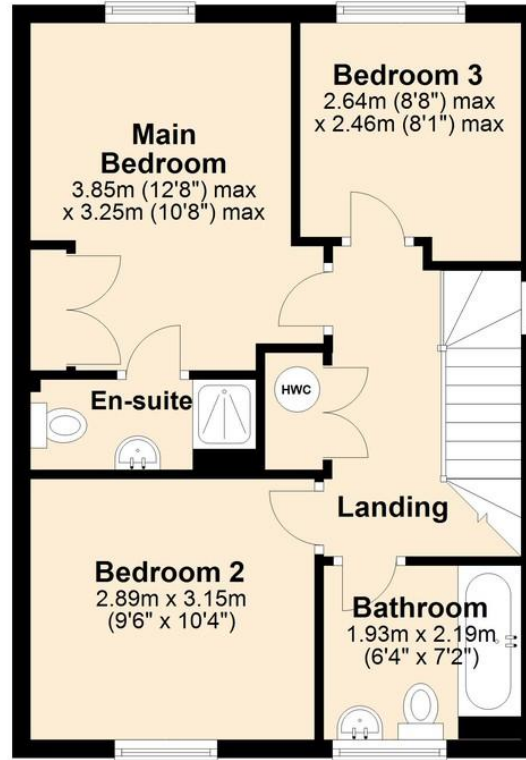
Ground Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 86.0 sq. metres (926.1 sq. feet)

OUTSIDE The property is fronted by a shrubbed garden with a path leading to the porch entrance. To the right-hand side a driveway provides tandem off-road parking, leading to the single garage with up and over door, power and light. A gate between the house and garage leads through to the 42' south-east facing rear garden complete with patio, lawn and barked area.

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

DIRECTIONS From Round House Way, running through the Round House Park development, take the second of 2 turnings into Dragonfly Lane, adjacent to the local Tesco Express store. Take the second of 2 left turnings into Almond Drive - a loop road - where the property can be found on the right-hand side.

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND D

Energy Efficiency Rating Current C 80 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.



This 3 bedroom detached house is located in a highly desirable development, ideally situated near the city centre and major road links. The property features a modern kitchen/diner, a 14'11 living room and a main bedroom with an en-suite shower room. The exterior benefits from off-road parking, a single garage and a south-east facing garden.

Almond Drive

Cringleford | Norwich | Norfolk | NR4 7SJ

£1,500 pcm

Detached family home situated in a popular location

On a modern development, ideally located for play area, amenities, schools and road links

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

17'9 max. kitchen/diner with French doors to the rear garden

14'11 living room off the entrance hall

Ground floor WC, first floor bathroom and en-suite to the main bedroom

Off-road driveway parking plus single garage with up and over door, power and light

42' south-east facing garden with lawn, patio and barked area

Easy access to the UEA, N&N University Hospital and Norwich Research Park

Available early August

