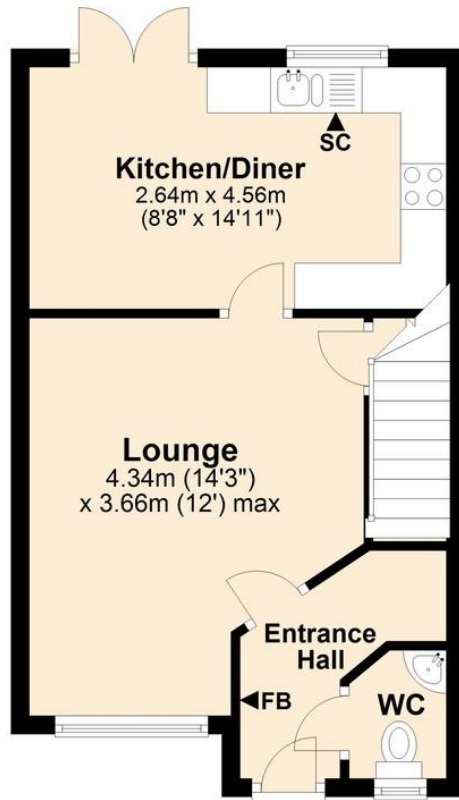


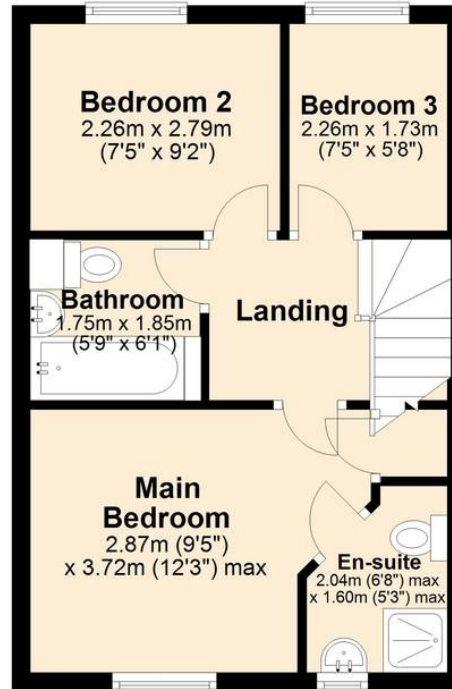
Ground Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 sq. feet)

OUTSIDE

The property is fronted by an area of lawn and shrub borders, with a path leading to the entrance. A shared driveway from the road allows access to the property's private driveway to the left-hand side, providing tandem off-road parking, partly under a carport. A wooden gate provides access to the approx. 27' x 25' max. enclosed rear garden, mainly laid to lawn with 2 patio areas and attractive shrub beds.

SECTION 21 - CONNECTED PERSON

Please be advised the Landlord is an employee of Hammond & Stratford estate agents.

AGENTS NOTE

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

DIRECTIONS

From Colney Lane, turn onto Harness Maker Way. Follow the road round, where the property can be found on the right-hand side, almost immediately after the turning for Burnthouse Lane.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current B 83 Potential A 96



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 on a popular modern development, this semi-detached family home is conveniently located for village amenities, transport links and swift city access. Accommodation includes a 14'11 kitchen/diner, 14'3 lounge plus 3 first floor bedrooms with en-suite and family bathroom. Whilst outside offers an enclosed rear garden, plus off-road parking and carport.

Harness Maker Way

Hethersett | Norwich | Norfolk | NR9 3FY

£1,300 pcm

Semi-detached family home situated on a popular modern development

Ideally located for village amenities, transport links and swift city access

3 first floor bedrooms including main bedroom with en-suite shower room

14'11 kitchen/diner with double doors to the rear garden

Well-proportioned lounge off the entrance hall with under-stair storage

Ground floor WC, first floor bathroom and en-suite

Gas central heating and double glazing

Tandem off-road driveway parking, partly under a carport

Enclosed 27' max. landscaped rear garden with lawn and patio areas

Available mid December 2023!

