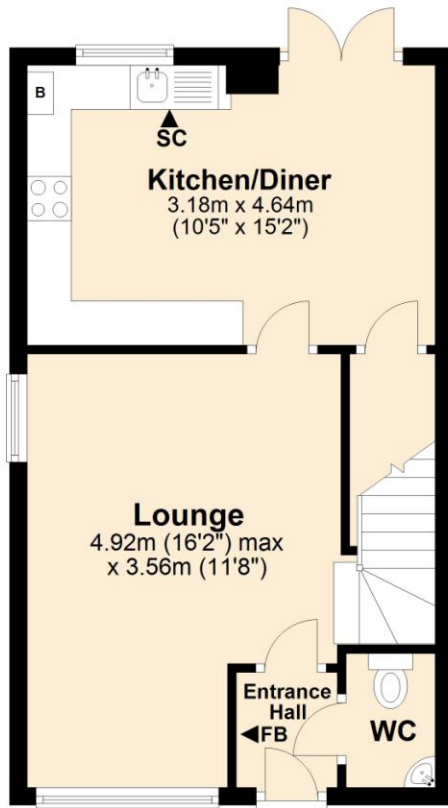


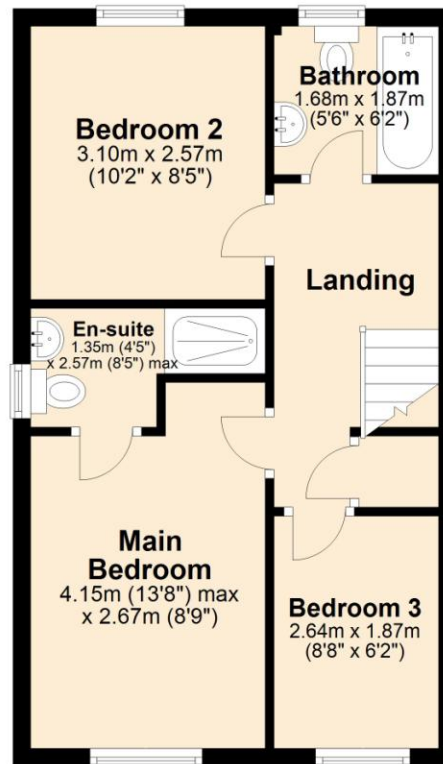
Ground Floor

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



First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 75.6 sq. metres (813.8 sq. feet)

OUTSIDE

The property is fronted by a low maintenance front garden featuring bark chip shrubs beds, with a path leading to the entrance. A driveway to the left-hand side provides tandem off-road parking, with a wooden gate leading through to the enclosed rear garden. The garden measures approx. 33' x 26' and features a lawn, patio area abutting the property and wooden storage/bike shed.

AGENTS NOTE

Please be advised there is ongoing development within the area. Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

From Colney Lane, enter the development via Haldane Drive. Continue on this road and turn left onto Atchison Avenue, where the property can be found on the left-hand side, before Innes Place and opposite the ongoing development.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

To be confirmed

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.



Brand new semi-detached family home situated on a modern development, convenient for the UEA, NNUH and Norwich Research Park. Offering a dual aspect lounge, 15'2 kitchen/diner plus 3 first floor bedrooms and family bathroom, whilst outside includes tandem driveway parking plus an enclosed rear garden.

Atchison Avenue

Cringleford | Norwich
Norfolk | NR4 7WJ

£1,400 pcm

New build semi-detached property situated on a popular modern development

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

Stylish 15'2 kitchen/diner featuring integrated appliances, gloss units and garden access

16'2 max. dual aspect lounge off the entrance hall

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

Gas central heating and double glazing

Tandem driveway parking adjacent to the property

Enclosed 33' rear garden mainly laid to lawn

Ideally situated for the UEA, NNUH, Norwich Research Park and swift city access

Available mid-September 2023!

