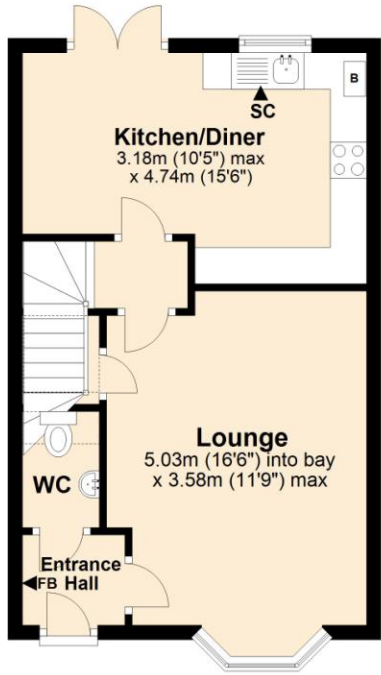


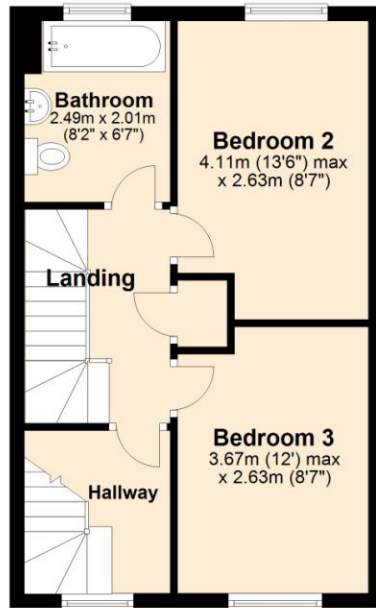
### Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



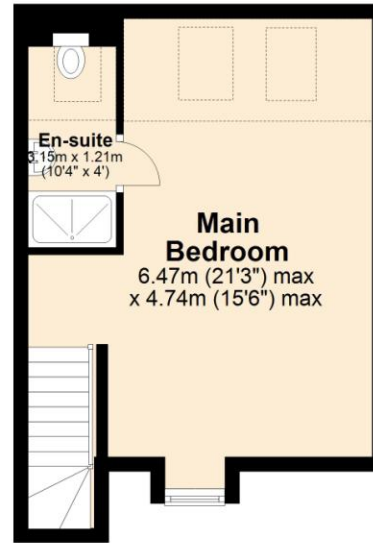
### First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



### Second Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

### OUTSIDE

The property enjoys off-road tandem driveway parking adjacent to the property. A wooden gate to the right-hand side provides access to the enclosed rear garden, measuring approx. 33' x 27', currently awaiting landscaping.

### 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 vi a Haldane Drive. Continue on this road and at the end turn right onto Woolhouse Way, where the property can be found on the right-hand side.

### LOCAL AUTHORITY

South Norfolk

### COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current B 85 Potential A 95



**01603 760 770**  
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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.



Contemporary semi-detached townhouse situated on a popular modern development, convenient for the UEA, NNUH and Norwich Research Park. Offering a bay-fronted lounge, 15'6 kitchen/diner plus 3 bedrooms and 2 bathrooms over the top 2 floors, whilst outside includes tandem driveway parking plus an enclosed rear garden.

## Woolhouse Way

Cringleford | Norwich  
Norfolk | NR4 7FX

£1,400 pcm

Contemporary semi-detached family home situated on a popular modern development

Offering over 1,125 sq/ft. of living space across 3 floors

2 first floor bedrooms plus top floor 21'3 max. main suite

Stylish 15'6 kitchen/diner features gloss white units and some integrated appliances

16'6 bay-fronted lounge off the entrance hall with under-stair storage

Ground floor WC, first floor family bathroom and top floor en-suite

Gas central heating and double glazing

Off-road tandem driveway parking adjacent to the property

Enclosed 33' rear garden awaiting landscaping

Available early October 2023!

