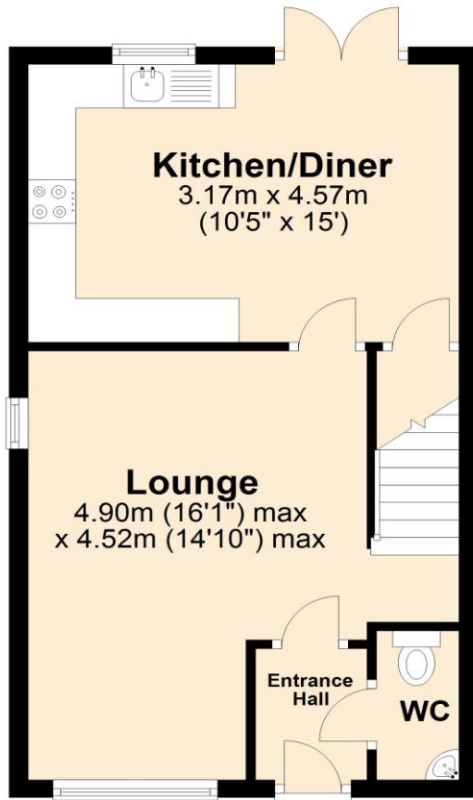


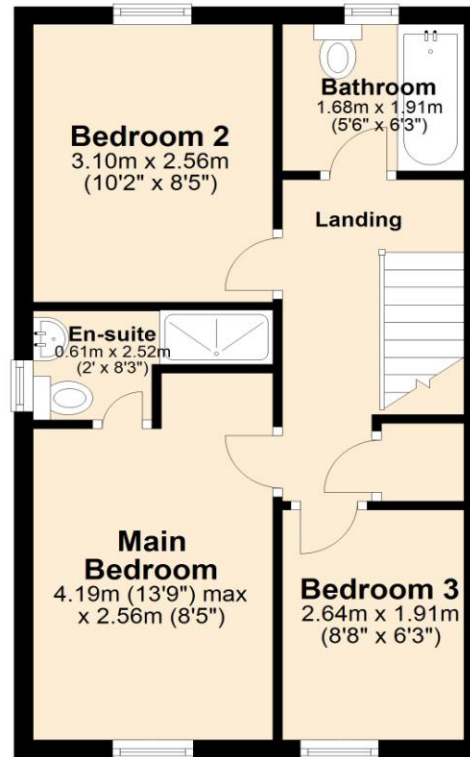
Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



First Floor

Approx. 37.2 sq. metres (399.9 sq. feet)



Total area: approx. 74.3 sq. metres (799.6 sq. feet)

OUTSIDE

The property enjoys off-road driveway parking to the front. The property benefits from an enclosed rear garden mainly laid to lawn and featuring a patio area abutting the house.

DIRECTIONS

From Colney Lane, enter the development via a Haldane Drive. Continue on this road and at the end turn right onto Woolhouse Way, turn right onto Crane Close where the property can be found at the end on the right-hand side, past the substation.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

To be confirmed

Energy Efficiency Rating Current B 89 Potential B 91



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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.



Brand new end-terraced house situated on a popular modern development, convenient for the UEA, NNUH and Norwich Research Park. Offering a 16'1" dual aspect lounge, modern kitchen/diner with garden access, plus 3 bedrooms, family bathroom and en-suite, whilst outside includes driveway off-road parking plus an enclosed rear garden.

18 Crane Close

Cringleford | Norwich | Norfolk | NR4 7FY

£1,250 pcm

New build end-terraced family home situated on a popular modern development

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

Stylish kitchen/diner featuring gloss white units and some integrated appliances

16'1" dual aspect lounge off the entrance hall

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

Gas central heating and double glazing

Off-road parking to the front of the property

Enclosed rear garden with lawn and patio area

Conveniently located for amenities, road links, the UEA and NNUH

Available now!

