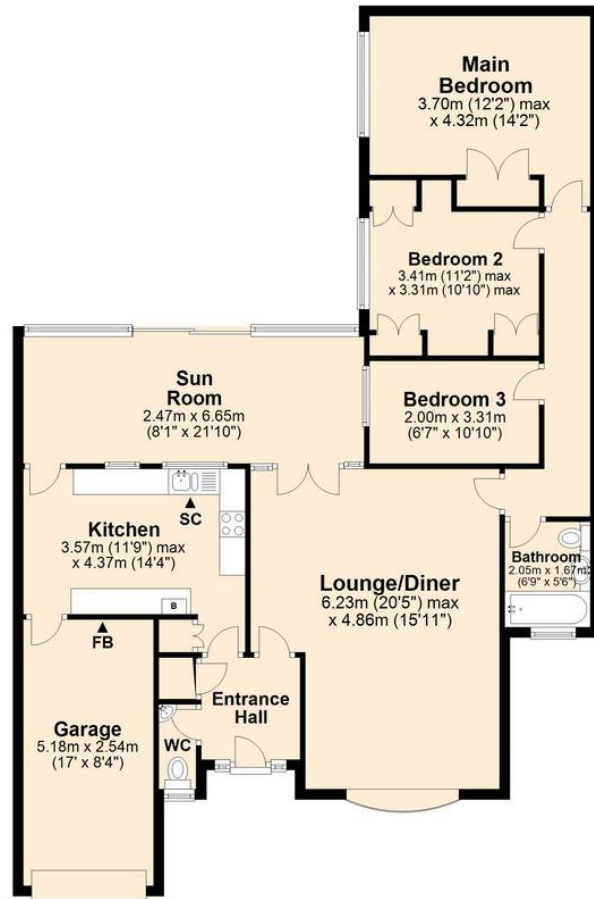


### Ground Floor

Approx. 108.8 sq. metres (1170.8 sq. feet)



Total area: approx. 108.8 sq. metres (1170.8 sq. feet)

### OUTSIDE

A brick weave driveway fronts the property providing off-road parking. To the left-hand side is an approx. 17' x 8'4 attached garage with up and over door, light and power plus internal access. A shared access pathway to the right-hand side leads round to the rear of the property where a wooden gate provides access to the approx. 22' x 18' south-west facing garden. The enclosed garden features artificial turf flanked by shrub and flower borders, with steps leading up to the sun room.

### DIRECTIONS

From the traffic lights in the centre of Eaton, turn into Church Lane. Turn left into Greenways and follow this road before turning left into Brentwood. Turn left into a cul de sac offshoot of Brentwood where the property can then be found on the left-hand side.

### LOCAL AUTHORITY

Norwich

### COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current D 60 Potential C 77

**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.



Be quick to view this semi-detached bungalow with garage and driveway parking, enjoying a tucked away yet convenient cul de sac position in a popular residential location. Offered with over 1,170 sq/ft. of accommodation including 3 bedrooms, modern kitchen, bay-fronted lounge/diner, sun room, bathroom and separate WC. Do not miss out!

## Brentwood

Eaton | Norwich | Norfolk | NR4 6PN

£1,350 pcm

Semi-detached bungalow in a popular and convenient location

3 bedrooms with built-in storage to main bedroom and bedroom 2

Modern kitchen features contemporary units and some integrated appliances

Generous bay-fronted lounge/diner off the entrance hall

21'10 sun room with sliding doors to the rear garden

Bathroom with shower over bath plus separate WC

Gas central heating and double glazing

Attached single garage and generous off-road parking

Enclosed, south-west facing garden with artificial turf and shrub beds

Available start of May 2024!

