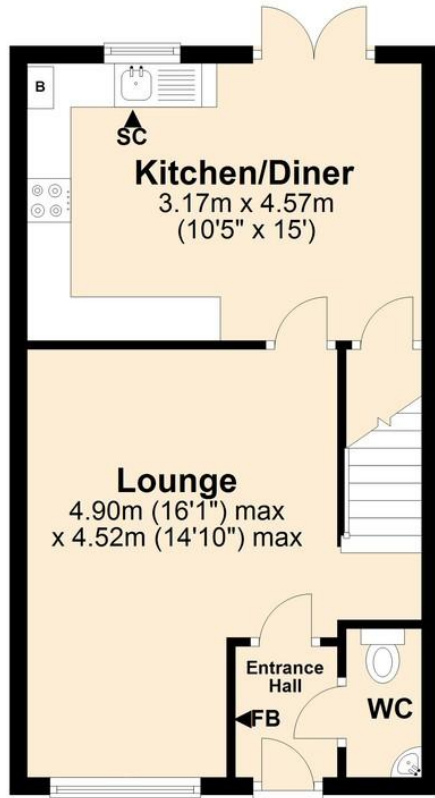


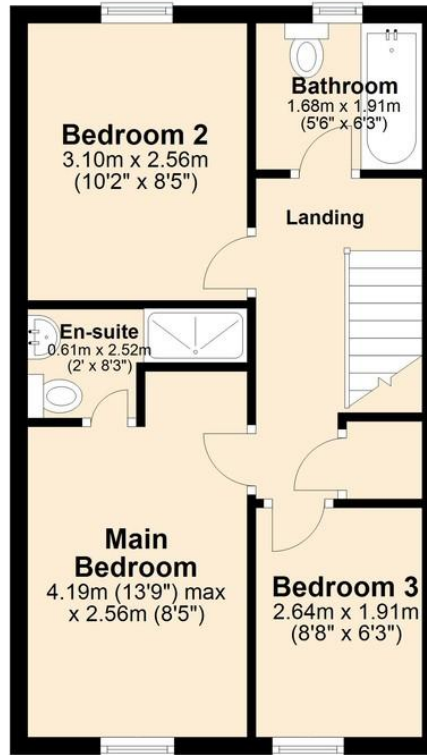
Ground Floor

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)

SUMMARY Modern mid-terrace situated on a popular residential development, convenient for the UEA, NNUH and Norwich Research Park. Offering a 16'1 lounge, kitchen/diner with garden access plus 3 bedrooms, family bathroom and en-suite, whilst outside includes off-road driveway parking plus an enclosed rear garden.

OUTSIDE The property provides off-road driveway parking and an enclosed rear garden, mainly laid to lawn with pathway along the side. The rear garden space can also be accessed via a passage way to the left-hand side of the properties.

AGENTS NOTE Please be advised there is ongoing development in the area.

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

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND C

Energy Efficiency Rating Current B 90 Potential A 92



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.



Modern mid-terrace situated on a popular residential development, convenient for the UEA, NNUH and Norwich Research Park. Offering a 16'1 lounge, kitchen/diner with garden access plus 3 bedrooms, family bathroom and en-suite, whilst outside includes off-road driveway parking plus an enclosed rear garden.

Crane Close
Cringleford | Norwich | Norfolk | NR4 7WF
£1,250 pcm

Mid-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 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 driveway parking to the front of the property

Enclosed rear garden with lawn and paved pathway

Conveniently located for amenities, road links, UEA and NNUH

Available early August

