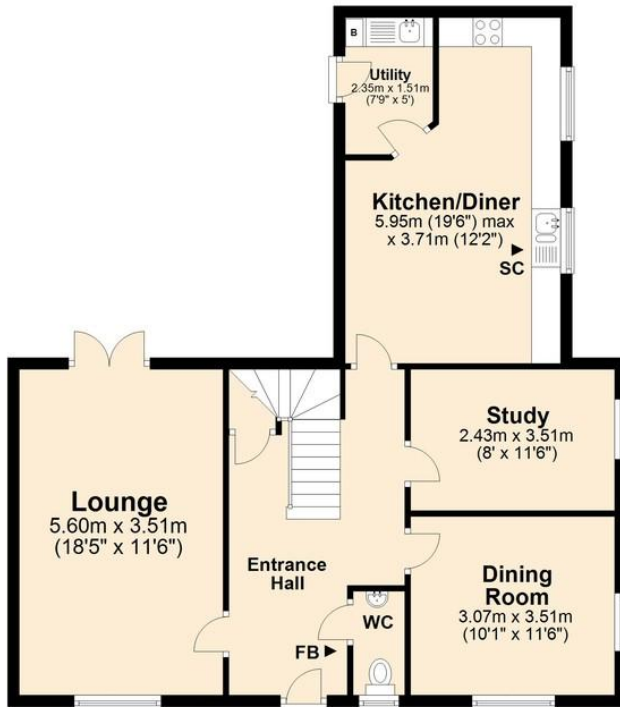


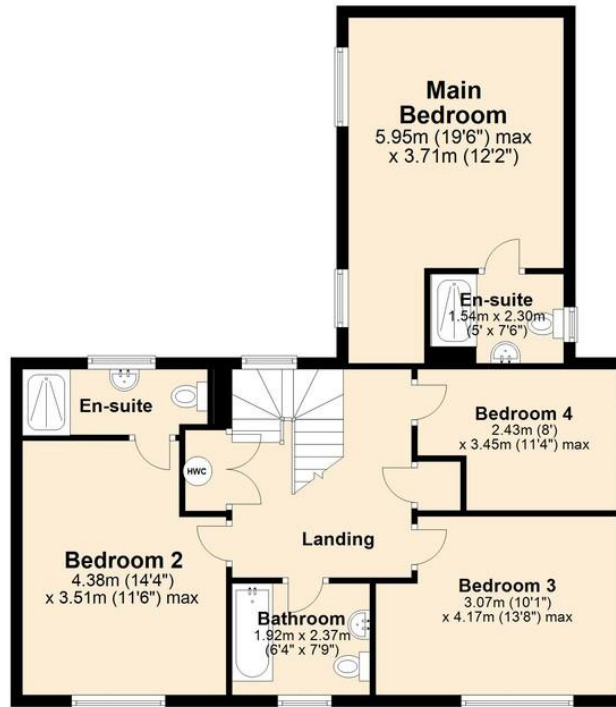
### Ground Floor

Approx. 79.9 sq. metres (859.7 sq. feet)



### First Floor

Approx. 79.9 sq. metres (859.7 sq. feet)



Total area: approx. 159.7 sq. metres (1719.4 sq. feet)

### OUTSIDE

A driveway to the left-hand side of the property provides tandem off-road parking and access to the 23'4 x 10'6 garage with light and power. Iron fencing with shrubs and pathway to the entrance front the property. A wooden gate off the driveway leads through to the approx. 43' x 33' max. rear garden which is mainly laid to lawn and features a patio area abutting the property.

### AGENTS NOTE

Please be advised there is ongoing development in the area.

### DIRECTIONS

From the A11, Newmarket Road exit onto Round House Way and at the roundabout take the first exit, continuing along Round House Way. At the next roundabout turn left onto Sorrel Grove where the property can be found on the left-hand side, almost opposite Wintergreen Way.

### LOCAL AUTHORITY

South Norfolk

### COUNCIL TAX BAND

F

Energy Efficiency Rating Current B 85 Potential A 92



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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.



Be quick to view this stunning detached family home situated on a popular modern development. Accommodation includes a 19'6 kitchen/diner with utility off, 18'5 dual aspect lounge with garden access, plus separate dining room and study. Outside benefits from an enclosed rear garden, garage and off-road driveway parking. Do not miss out!

## Sorrel Grove

Cringleford | Norwich  
Norfolk | NR4 7WR

# £2,100 pcm

Detached family home situated on a modern development, conveniently located for NNUH and UEA

Offering over 1,715 sq/ft. of accommodation

4 good-sized first floor bedrooms including 2 with en-suite shower rooms

Stylish 19'6 kitchen/diner featuring integrated appliances and utility off

Dual aspect lounge offering garden access, plus separate dining room and study

Ground floor WC, first floor family bathroom and en-suite to main bedroom and bedroom 2

Gas central heating and double glazing

Tandem off-road parking and single garage

Enclosed rear garden with lawn and patio area

Available mid to end July 2023

