



Total area: approx. 132.1 sq. metres (1422.4 sq. feet)

## OUTSIDE

To the front of the property is a gravel drive leading to a double garage with twin up and over doors, power and light plus personnel door. A gate on the left-hand side of the property opens to a path running adjacent to the house to the approx. 40' x 39' max. south-facing rear garden with lawn, generous patio and flower beds. Backing onto a wooded area, this is the perfect place to sit and enjoy the outdoors.

## DIRECTIONS

From Cuckoofield Lane turn in to Bromedale Avenue near the Co-op, take the second right on to Ryefield Road and then your first left on to Cornfield Road, follow the road round the right-hand bend and the property will then be on your left-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

E

**Energy Efficiency Rating** Current C 77 Potential B 87



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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.





Conveniently located for amenities, this well-presented 4/5 bedroom detached house is situated on a popular road in Mulbarton. Offering over 1,420 sq/ft. of accommodation, the spacious layout and generous bedrooms make this the ideal family home. Double garage and off-road parking, plus south-facing garden complete this impressive package.

## Cornfield Road

Mulbarton | Norwich  
Norfolk | NR14 8GQ

£1,700 pcm

Well-presented 4/5 bedroom detached family home in a popular location

4 first floor bedrooms; 2 with built-in storage, plus option for ground floor bedroom 5/study

Stunning triple aspect 21'1 kitchen/diner with solid oak worktops and garden access

17'11 lounge with feature gas fireplace and French doors to garden

Family bathroom with separate shower, en suite shower room plus ground floor WC

Gas central heating via a pressurised system plus double glazing

Off-road driveway parking plus double garage with twin up and over door, power and light

40' south-facing rear garden backing on to a wooded area with lawn and generous patio

Lots amenities nearby including, shops, bus stops, post office, pub and much more!

Available early August 2023

