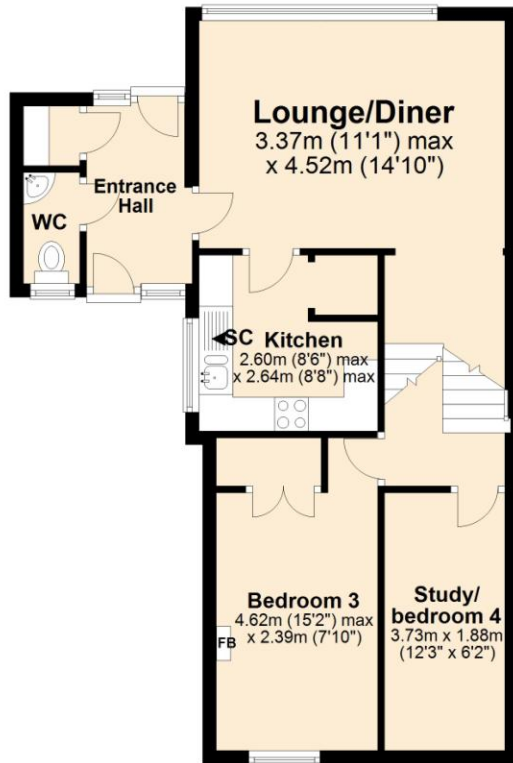


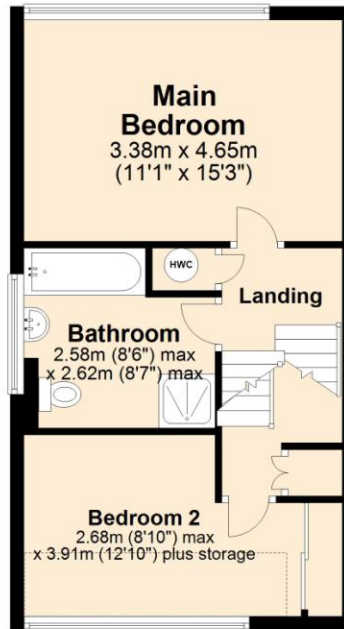
Ground Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 95.9 sq. metres (1032.5 sq. feet)

OUTSIDE

The property is situated in a popular location and benefits from permit free on-street parking and a sloped off-road parking space to the front. To the rear is the approx. 52' x 25' max. garden which is over 3 levels, featuring a decking area abutting the property with flowerbeds and bike store, steps down to an area of lawn and a second set of steps down to a further area of the rear garden with patio.

AGENTS NOTE

We have been advised by the Seller that the property benefits from Solar Panels, however we have not seen documents to confirm these details.

DIRECTIONS

From the crossroads and traffic lights in the centre of Eaton, turn into Church Lane and follow the road before turning left into Greenways. Turn right into Cheyham Mount and at the end of the road turn right onto Amdersley Drive, where the property can be found on the right-hand side.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

C

Energy Efficiency Rating Current B 81 Potential B 84



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 3/4 bedroom property situated in the popular suburb of Eaton, convenient for amenities and road links. Accommodation includes a generous lounge/diner with large window to the rear, practical kitchen and ground floor study a potential bedroom 4. Outside benefits from permit free on-street parking and a beautiful split-level rear garden.

Anderley Drive

Norwich | Norfolk | NR4 6HZ

£900 pcm

3/4 bedroom property situated in the popular suburb of Eaton

2 good-sized first floor bedrooms, ground floor bedroom 3 and potential bedroom 4 currently a study

Practical kitchen featuring integrated appliances

14'10 lounge including large window to the rear

Ground floor WC and first floor family bathroom with 4-piece suite

Gas central heating, solar panels and double glazing

Sloped off-road parking space and permit free on-street parking

Beautiful split-level garden featuring lawn and decking seating area

Conveniently located for amenities, road links and swift city access

Available end of July 2023

