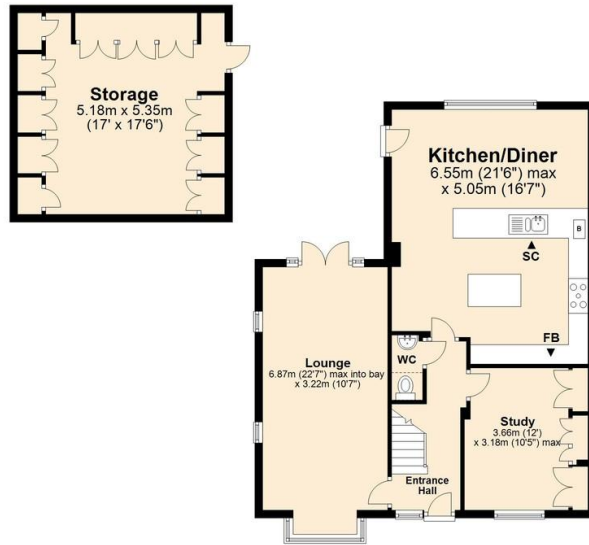
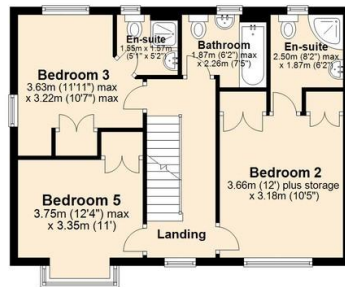


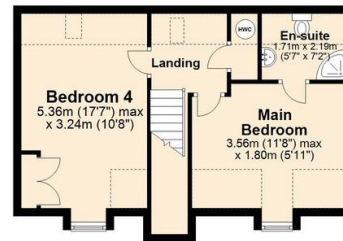
Ground Floor
Approx. 90.6 sq. metres (967.1 sq. feet)



First Floor
Approx. 53.2 sq. metres (572.7 sq. feet)



Second Floor
Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 176.9 sq. metres (1904.0 sq. feet)

OUTSIDE

The property benefits from a driveway to the left-hand side providing off-road parking, plus a mature hedge and steps up to the entrance to the front. A wooden gate off the driveway provides access to the approx. 66' x 45' max. rear garden space which is mainly laid to lawn and features a patio area. A personnel door leads into the former garage, now used as storage.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Head into the Round House Park development from Newmarket Road via A11 via Round House Way. Turn right at the roundabout into Dragonfly Lane and turn right onto Jasmine Walk. Follow the road round and turn right onto Poppy Close where the property can be found towards the end on the left-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

F

Energy Efficiency Rating Current TBC Potential TBC



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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.

Ideally situated for the city centre, NNUH, UEA and Norwich Research Park, this substantial detached townhouse with former garage now storage and off-road parking provides an ideal family home. Offering a triple aspect lounge with garden access, modern kitchen/diner plus 5 bedrooms over the top two floors, family bathroom and 3 en-suites. Do not miss out!

Poppy Close

Cringleford | Norwich
Norfolk | NR4 7JZ

£1,850 pcm

Detached townhouse situated on a popular and convenient development

3 first floor bedrooms and 2 second floor, all with built-in storage

Modern kitchen/diner featuring integrated appliances and island unit

Triple aspect lounge featuring box-bay window and double doors to the rear garden

Separate 12' study with storage

Ground floor WC, first floor family bathroom and 3 en-suite shower rooms

Gas central heating and double glazing

Off-road parking, former garage now storage and enclosed rear garden with lawn and patio

Within easy reach of major local employers, schools and transport links

Available mid-February 2024!

