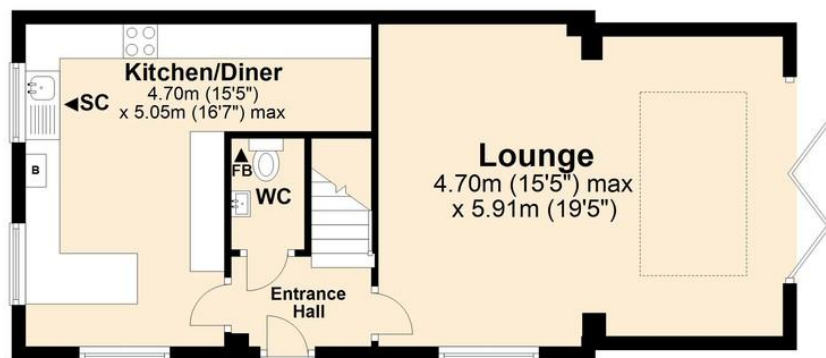


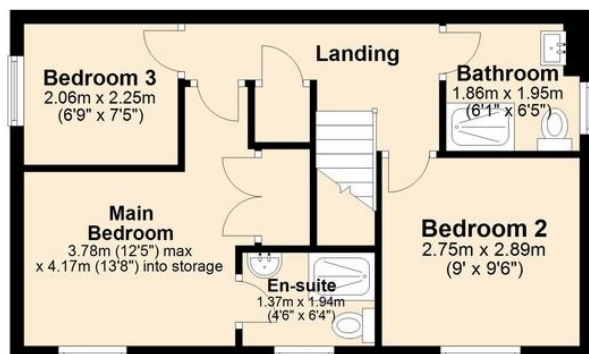
## Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 89.3 sq. metres (960.8 sq. feet)

## OUTSIDE

The property fronts onto Dunlin drive with iron fencing and pathway leading to the entrance. A shared access driveway to the left-hand side leads to the en-bloc garage benefitting from off-road parking to the front. A shared passageway to the right of the property leads to the rear of the houses and provides access to the enclosed rear garden. The approx. 18'5" x 9'9" max. low maintenance garden, provides an ideal space to relax, with a patio, covered hot tub area, flower bed borders, plus steps up to the rear gate.

## DIRECTIONS

Enter Round House Park via Round House Way. Turn right at the roundabout onto Dragonfly Lane, then left at the mini roundabout onto Brambling Lane. Turn left into The Pines, then right onto Dunlin Drive where the property is located on the left-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current TBC Potential TBC

**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, 3 bedroom end-terraced family home on the popular Roundhouse Park development, ideally located for amenities, schools, the city centre and major road links. With a contemporary kitchen/diner, extended lounge, enclosed rear garden plus en-bloc garage and off-road parking - do not miss out!

## Dunlin Drive

Cringleford | Norwich  
Norfolk | NR4 7PX

£1,300 pcm

Modern end-terraced property on the Roundhouse Park development

3 good-sized first floor bedrooms including main bedroom with storage and en-suite

Contemporary dual aspect kitchen/diner featuring integrated appliances and dark grey units

Extended lounge featuring an impressive skylight and tri-fold doors to the garden

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

Gas central heating and double glazing

Off-road parking and en-bloc garage

Enclosed low maintenance rear garden with seating area and covered hot tub

Within easy reach of road links, local amenities, play area, and Norwich city centre

Available now!

