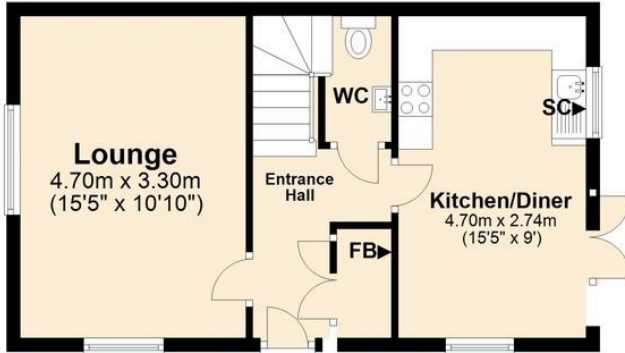


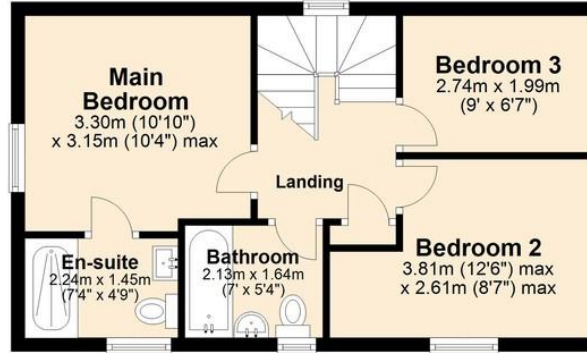
Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 77.7 sq. metres (836.3 sq. feet)

OUTSIDE

The property offers tandem off-road parking to the rear of the property with a gate leading through to the approx. 34' x 28' max. enclosed garden. This low maintenance garden space includes a lawn and patio abutting the property.

AGENTS NOTE

Please be advised there is ongoing development within the area.

DIRECTIONS

Head into the Cringleford Heights development from Colney Lane, via Haldane Drive. Continue as far as possible before turning left at the T-junction onto a currently unmarked road, under development. The property can be found at the end on the left-hand side.

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND TBC

Energy Efficiency Rating Current B 83 Potential A 95



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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.



3 bedroom detached new build property, situated on a modern development and within easy reach of NNUH, UEA and other major employers. The stylish property includes a kitchen with sleek white gloss units and integrated appliances, 15'5 lounge, main bedroom with en-suite plus tandem off-road parking. Call now to view!

Holiday Avenue

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£1,500 pcm

3 bedroom detached property situated on a popular modern development

Main bedroom includes an en-suite shower room

Dual aspect kitchen/diner featuring integrated appliances and garden access

Well-proportioned, dual aspect lounge off the entrance hall

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

Gas central heating and double glazing

Tandem driveway parking to the rear of the property

Enclosed garden with lawn and patio area

Ideally located for the hospital and UEA, plus swift city access

Available Mid August 2023!

