



## OUTSIDE

The property is fronted by 2 areas of lawn bounded by a low brick wall and flower beds. The generous driveway provides off-road parking for multiple vehicles and access to the approx. 19'6 x 15'8 double car port with light and power. A patio area to the left of the property leads through to the family room - an ideal space to entertain! Access to the approx. 85' x 40' max. garden is between the carport and the property, boasting a perfect place to relax. A generous raised seating area abuts the open plan living area, with steps down to an area of lawn and further steps down to the main lawn area, bounded by mature shrubs, trees, hedges and flowerbed borders.

## DIRECTIONS

From Newmarket Road turn into Colney Lane and cross the A11. Continue before turning left into St Lawrence Drive where the property can be found immediately on the right-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

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**Energy Efficiency Rating** Current D 57 Potential C 74

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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.



Sitting on a plot size of approx. 0.21 acres, this impressive 5/6 bedroom detached property is situated in a prestigious location and has been fully refurbished to provide highly versatile family accommodation. Boasting over 2,675 sq/ft. of immaculately presented living spaces, the heart of this extended property is a stunning open plan kitchen/living area with bifold doors to the spilt-level garden - perfect for entertaining! A separate lounge includes an open fire, plus dual aspect family room and study. Outside benefits from off-road parking for multiple vehicles and double carport!

## St. Lawrence Drive

Norwich | Norfolk | NR4 7RZ

£3,250 pcm

Detached family residence in a prestigious location, sitting on a plot size of approx. 0.21 acres

Boasting over 2,675 sq/ft. of immaculately presented and versatile accommodation

5 first floor bedrooms, including 2 with built-in storage, plus ground floor study/bedroom 6

Dual aspect main bedroom featuring en-suite shower room and separate dressing area

Stunning open plan living space featuring bifold doors to the rear garden - ideal for entertaining!

Modern kitchen area featuring integrated appliances, breakfast bar and separate utility

19'1 lounge with fireplace, plus dual aspect family room also benefitting from bifold doors

Ground floor WC, first floor family bathroom, 2 en-suites, gas central heating and double glazing

Off-road parking for multiple vehicles, double carport and rear garden with lawn and patio

Available now!

