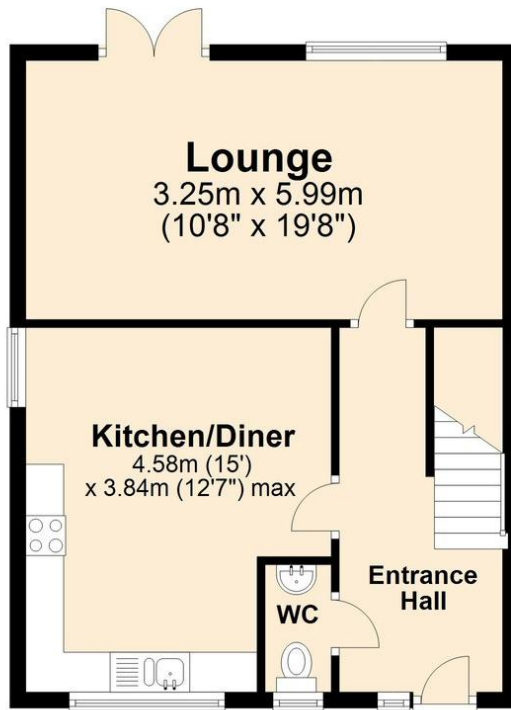


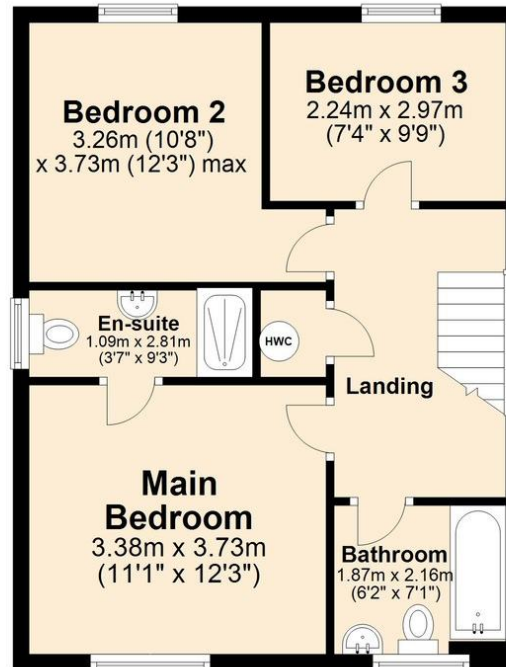
## Ground Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



## First Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)

## OUTSIDE

The property is fronted by a landscaped area and pathway to the property. The driveway to the side of the property provides off-road parking and houses the EV Car charger. A side gate leads to the enclosed 32' x 33' max. rear garden offering a lawn and patio areas, decorative flowerbeds and stone border tiles.

## DIRECTIONS

From Norwich, leave the city on Newmarket Road, heading south, staying on it as it turns into the A11 dual carriageway. At the first roundabout take the first left into Holme Avenue into the St Giles Park Development. Continue round to the right, then turn right into Thornham Road. Continue to the end and turn left onto Limbert Road. Follow the road round to the left, then turn left into Jullys Close where the property can be found immediately on the left-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

D

**Energy Efficiency Rating** Current B 88 Potential B 89



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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.





This well-presented 3 bedroom, part-furnished semi-detached property sits on the modern St Giles Park development in Cringleford, convenient for the city centre and road links. Offering comfortable living in a contemporary family home, with over 1,022 sq/ft of living space, boasting solar panels and EV car charger. Outside benefits from off-road parking and enclosed rear garden.

## Jullys Close

Cringleford | Norwich | Norfolk | NR4 6FZ

£1,500 pcm

Semi-detached, part-furnished house situated on a popular modern development

3 first floor bedrooms, including main bedroom with double shower room en-suite

Contemporary dual aspect kitchen/diner with built-in appliances

Generous 19'8 lounge with double doors to the garden

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

Gas central heating, solar panels and double glazing

Off-road parking and EV car charger

Fully enclosed 32' x 33' rear garden featuring patio area

Ideally located for Norwich city centre, amenities and road links

Available 1st October 2023!

