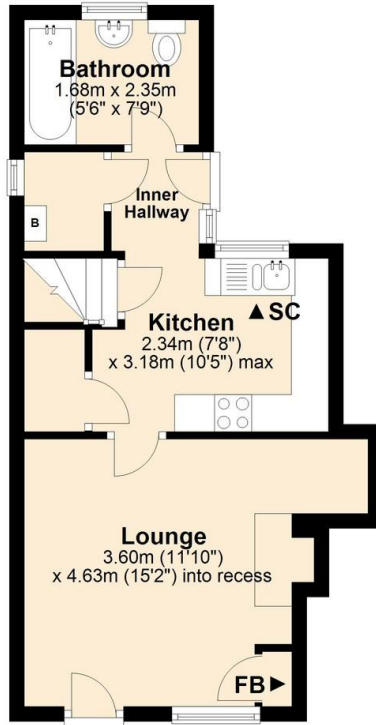


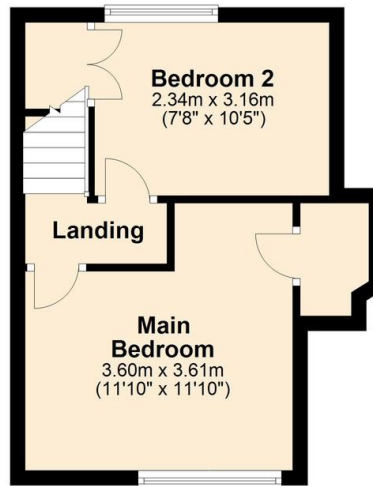
Ground Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



First Floor

Approx. 24.4 sq. metres (263.1 sq. feet)



Total area: approx. 56.0 sq. metres (602.9 sq. feet)

OUTSIDE Accessed over a shared driveway, the property benefits from a private tarmac driveway to the front. A gate to the left-hand side of the house allows access to the enclosed, 31' max. garden that is mainly laid to lawn with a small patio area.

DIRECTIONS From Rackheath follow the A1151/Norwich Road into the village of Wroxham, passing the Fire Station. Turn left onto Castle Street then right onto Church Lane where the property can be found on the left up a shared drive.

Energy Efficiency Rating Current D 66 Potential B 89



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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.



Located in a sought-after village between Norwich and the Norfolk coastline, is this 2 bedroom home offering well-presented accommodation including a lounge, practical kitchen, ground floor bathroom and 2 first floor bedrooms. Outside benefits from off-road parking and a south-facing garden.

Church Lane
Wroxham | Norfolk | NR12 8SH
£850 pcm

Semi-detached house in a sought-after Norfolk village

2 first floor bedrooms with built-in storage

Kitchen with integrated oven and hob

Lounge with brick fire surround

Ground floor bathroom with 3-piece suite

Gas central heating and double glazing

Off-road parking in front of the property

An enclosed south-facing rear garden

Situated between Norwich and the Norfolk coastline

Available end of September

