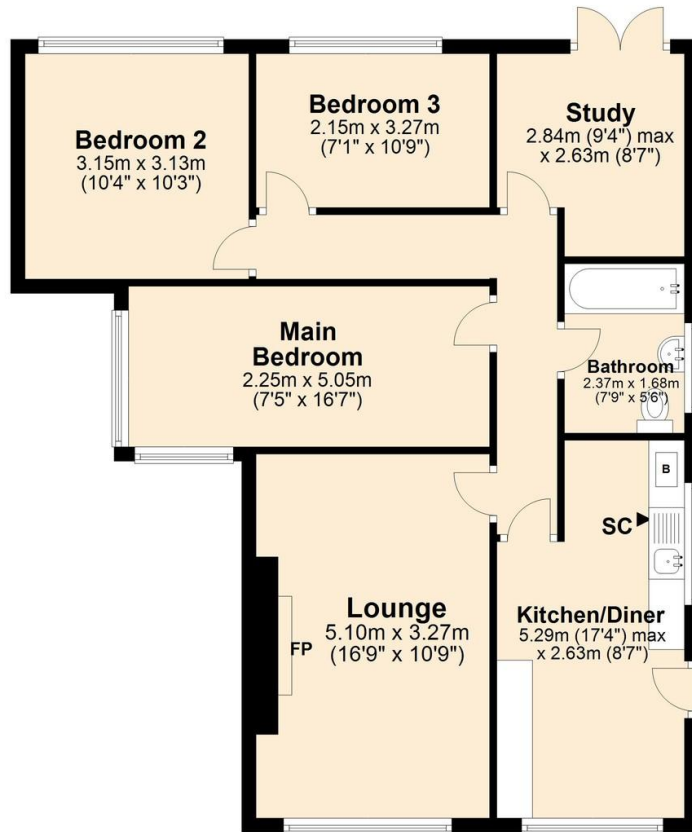


## Ground Floor

Approx. 78.5 sq. metres (845.1 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

## OUTSIDE

Situated in a popular end of cul de sac location, the property is fronted by an area of lawn with large tree, plus driveway to the right-hand side providing tandem off-road parking to the front of a garage. Please be advised the garage is not included in the let. A gate to the left-hand side of the property leads through to the approx. 60' x 40' max. south-east facing rear garden. Mainly laid to lawn and featuring a patio area abutting the property, the garden is bounded by mature hedging and trees, creating a degree of privacy.

## DIRECTIONS

Leave Norwich city centre on Newmarket Road and proceed over the round about, staying on Newmarket Road. Take the Eaton exit towards Cringleford and continue onto Eaton Street. Turn right onto Bluebell Road, turn right onto Norvic Drive and right again onto Leng Crescent. Follow the road round and turn right onto Bek Close. Turn left at the end of the road and the property can be found on the right-hand side at the end.

## LOCAL AUTHORITY

Norwich

## COUNCIL TAX BAND

D

**Energy Efficiency Rating** Current TBC Potential TBC



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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.



Ideally located for Norwich city centre, road links and amenities, this furnished detached bungalow benefits from an end of cul de sac position. The well-presented living spaces include a generous lounge, practical kitchen, plus separate study. Outside benefits from tandem off-road parking and enclosed south-east facing rear garden.

## Bek Close

Eaton | Norwich  
Norfolk | NR4 7NT

£1,500 pcm



Furnished detached bungalow in a cul de sac position, ideally located for amenities and road links

3 good-sized bedrooms including a dual aspect main bedroom

17'4 dual aspect kitchen/diner

16'9 lounge with feature fireplace

Separate study with double doors to the garden

Family bathroom off hallway with mixer tap and shower over bath

Gas central heating and double glazing with large windows throughout

Tandem off-road parking to the front of the property

Enclosed south-east facing garden with lawn and patio area

Available end of September 2023!

