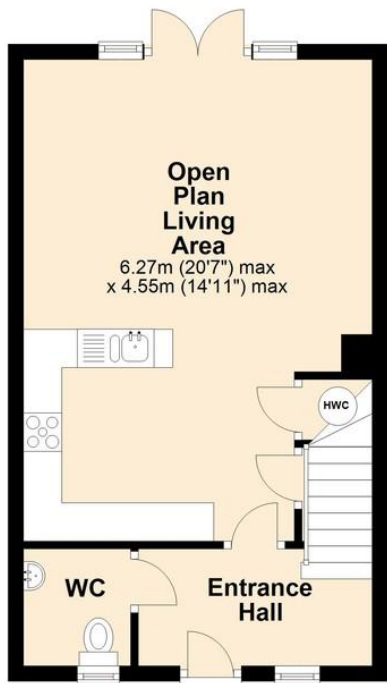


### Ground Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



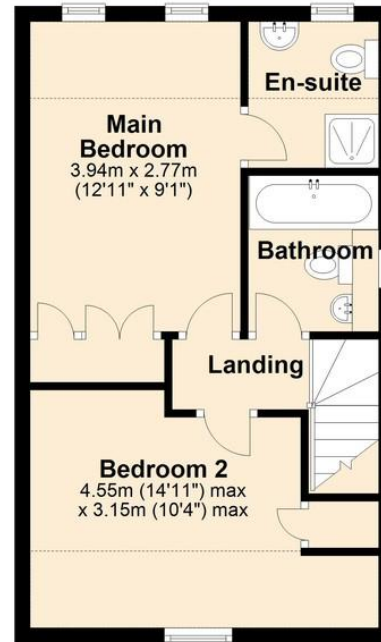
### First Floor

Approx. 36.4 sq. metres (391.3 sq. feet)



### Second Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 108.9 sq. metres (1171.7 sq. feet)

### OUTSIDE

The property is fronted by sections of artificial turf, bisected by a path leading to the entrance. Opposite is the property's en-bloc garage with a parking space in front of the garage door. To the right-hand side a path leads to the rear via a gate, providing access to the enclosed, low maintenance garden featuring artificial lawn and patio area - ideal for outdoor entertaining.

### AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

### DIRECTIONS

From entering the Round House Way development from the A47, take the first right at the roundabout onto Dragonfly Lane. Follow the road around the right bend and take the third right onto Tulip Gardens where the property can be found at the end of the cul de sac on the right-hand side.

### LOCAL AUTHORITY

South Norfolk

### COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current C 79 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.



Modern, end-terraced townhouse enjoying an end of cul de sac location, situated on the popular Round House Park development with Ofsted 'Outstanding' primary school (2017) nearby. Offering accommodation over 3 floors including a ground floor 20'7 max. open plan living area and 3 bedrooms, whilst outside includes a garden, garage and off-road parking.

## Tulip Gardens

Cringleford | Norwich | Norfolk | NR4 7JY

£1,500 pcm

Modern, end-terraced townhouse situated in a popular cul de sac location

3 bedrooms across the top 2 floors, all with built-in storage

20'7 max. open plan living area on the ground floor with garden access

Separate first floor lounge with twin windows

Ground floor WC, top floor bathroom and an en-suite to the main bedroom

Gas central heating and double glazing

Single en-bloc garage opposite with parking space in front

Enclosed, low maintenance rear garden with patio area

Within easy reach of a primary school, Norfolk & Norwich hospital, UEA and the city centre

Available from Early November 2023!

