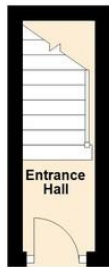
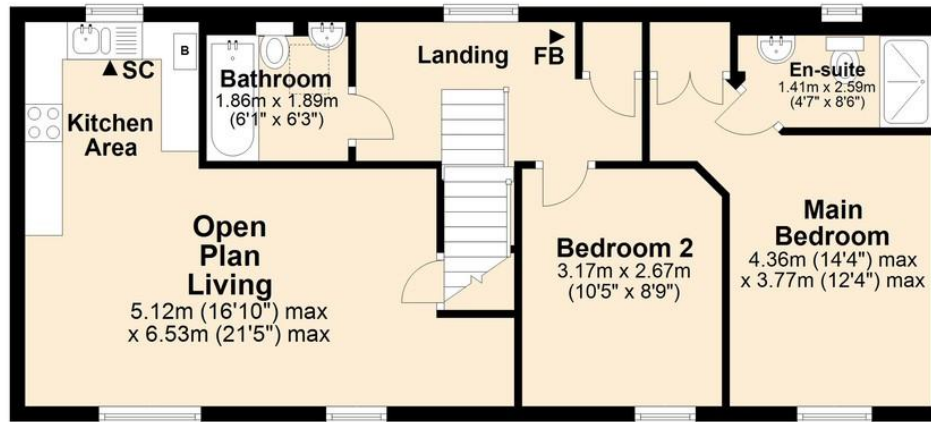


Ground Floor
Approx. 3.0 sq. metres (32.1 sq. feet)



First Floor
Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 65.0 sq. metres (699.4 sq. feet)

OUTSIDE

This attractive property is ideally located for the city, major road links, UEA, Norwich Research Park and NNUH. It is also within easy reach of an Ofsted 'Outstanding' primary school. Accessed via a shared driveway the property benefits from off-road parking to the front and carport.

DIRECTIONS

Enter the Round House Park development via Round House Way, from Newmarket Road. At the first round about turn right into Dragonfly Lane, then turn left at the mini roundabout into Brambling Lane. Turn almost immediately left into Kingfisher Close and follow the road round to the left, where the property can be accessed via a shared driveway on the left.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current C 79 Potential C 79

01603 760 770
hello@dragonflylettings.com
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.



Situated in a convenient position, this property enjoys a great location within a cul de sac on a popular modern development. The 21'5 open plan living space is at the heart of the property, with a modern kitchen area, plus 2 bedrooms, en-suite shower room and bathroom. Off-road parking and carport complete the package!

Kingfisher Close

Cringleford | Norwich | Norfolk | NR4 7LL

£1,100 pcm

Modern property enjoying a cul de sac location on a popular development

2 double bedrooms including an en-suite shower room to main bedroom

Impressive 21'5 open plan living space at the heart of the property

Modern kitchen area featuring integrated appliances

Family bathroom with mixer tap over bath and en-suite to main bedroom

Gas central heating and double glazing

Off-road parking to the front of the property, plus carport

Ideally located for amenities and road links

Close to the UEA, NNUH and the city centre

Available now!

