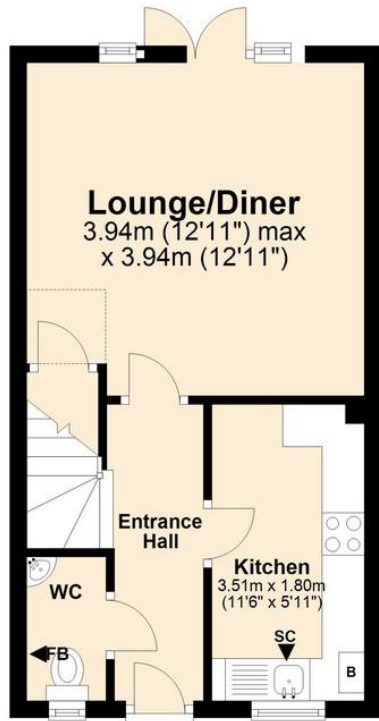


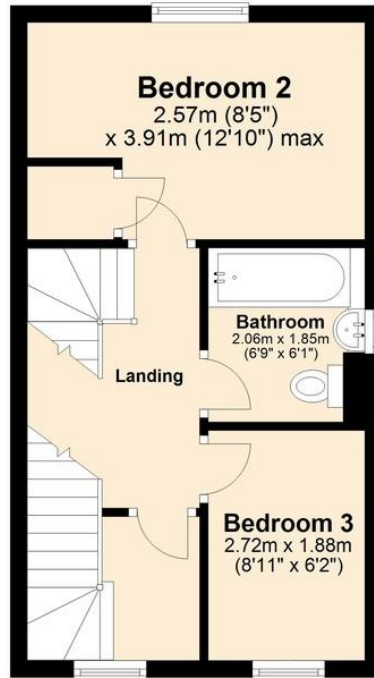
### Ground Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



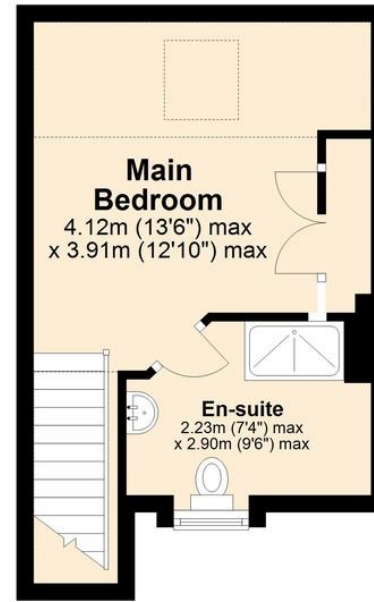
### First Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



### Second Floor

Approx. 23.5 sq. metres (253.4 sq. feet)



Total area: approx. 82.7 sq. metres (890.2 sq. feet)

### OUTSIDE

The property is fronted by a small shrub bed with path to the entrance with an area of public green space to the right-hand side. A wooden gate to the right-hand side of the property leads through to the enclosed south-west facing rear garden featuring an area of lawn, raised flowerbed and patio. To the rear is the private resident's parking area, where the property's en-bloc garage is located, with up and over door, plus personnel door. A further parking space is in front of the garage door.

### AGENTS NOTE

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

### DIRECTIONS

From Newmarket Road turn into Roundhouse Way. Turn right into Dragonfly Lane at the first roundabout. Follow Dragonfly Lane, over the mini roundabout and up the hill, before the road swings sharp left just before the primary school. Continue to follow the road passing green space on the left, where the property can be found on the left-hand side next to a further area of green space.

### LOCAL AUTHORITY

South Norfolk

### COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current C 79 Potential B 91



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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.



End-terraced town house situated on a popular modern development, conveniently located for Ofsted 'Outstanding' primary school and local store. The property offers 3 bedrooms over the top 2 floors including a top floor suite with built-in storage and en-suite, whilst the ground floor includes a lounge/diner with garden access and modern kitchen. Outside provides off-road parking and en-bloc garage to the rear, plus an enclosed south-west facing garden!

## Dragonfly Lane

Cringleford | Norwich | Norfolk | NR4 7SP

£1,400 pcm

Modern end-terraced town house in a convenient location

Situated next to green space within a popular residential development

3 bedrooms over two floors, including top floor main suite with generous storage and en-suite

11'6" modern fitted kitchen featuring integrated oven and hob

12'11" lounge/diner boasting under-stair storage and French doors to the garden

Ground floor WC, first floor family bathroom plus top floor en-suite

Gas central heating and double glazing

En-bloc single garage with off-road parking in front

Enclosed south-west facing rear garden with lawn and patio area

Available end of June 2024!

