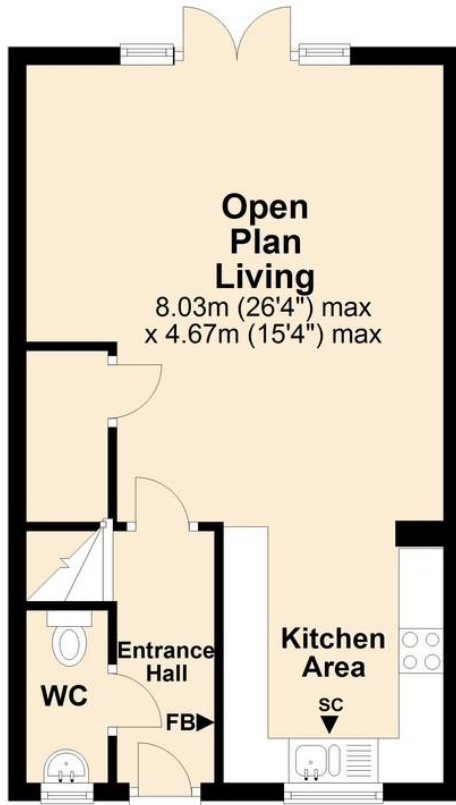


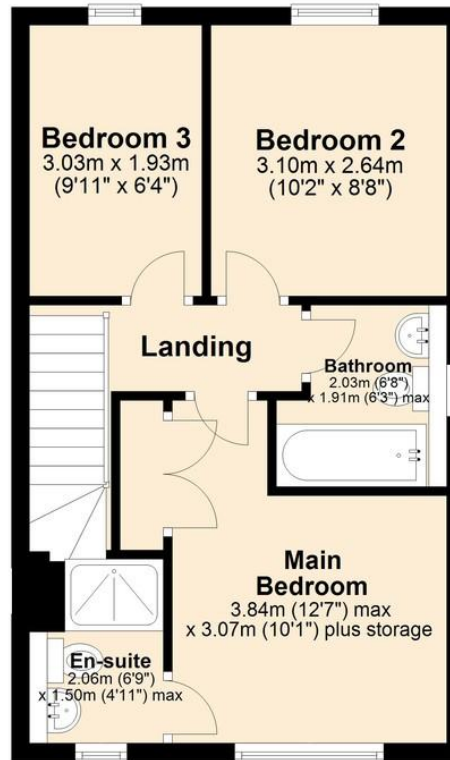
## Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 75.1 sq. metres (808.3 sq. feet)

## OUTSIDE

An area of artificial turf fronts the property with a path leading to the entrance. To the right-hand side, a shared access driveway leads to the private resident's parking area, within which the property benefits from an en-bloc garage, measuring approx. 9'7 x 18'5 with up and over door, plus parking space to the front. A side gate from the shared driveway provides access to the enclosed rear garden, mainly laid to lawn, flanked by flower beds.

## DIRECTIONS

Enter the Round House Park development from the A11/Newmarket Road and turn right into Dragonfly Lane at the first round about. Take the second exit at the mini roundabout to continue on Dragonfly Lane, follow this road and turn right into Willowcroft Way. Continue past The Willow Centre where the property can then be found on the left-hand side, just past the turning for Freesia Way.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current B 83 Potential B 83



**01603 760 770**  
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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.



Situated in the perfect location for a short commute into Norwich city centre and with easy access to major road links, this modern 3 bedroom end-terraced house offers practical living. Accommodation includes an impressive open plan living area with garden access and a modern kitchen featuring some integrated appliances. Whilst outside benefits from an enclosed rear garden and an en-bloc garage with a parking space to the front.

## Willowcroft Way

Cringleford | Norwich | Norfolk | NR4 7JJ

£1,250 pcm

Modern end-terraced house on the Round House Park development in Cringleford

Offering approx. 805 sq/ft. of well-presented accommodation throughout

3 bedrooms including 2 doubles, plus main bedroom with en-suite shower room

Kitchen area features red gloss units and some integrated appliances

Dual aspect 26'4 open plan living area with double doors to the garden - ideal for entertaining

Ground floor WC plus first floor family bathroom and en-suite

Gas central heating and double glazing

En-bloc garage with a parking space to the front

Within easy reach of the NNUH, Norwich Research Park, UEA and local amenities

Available end of November 2023!

