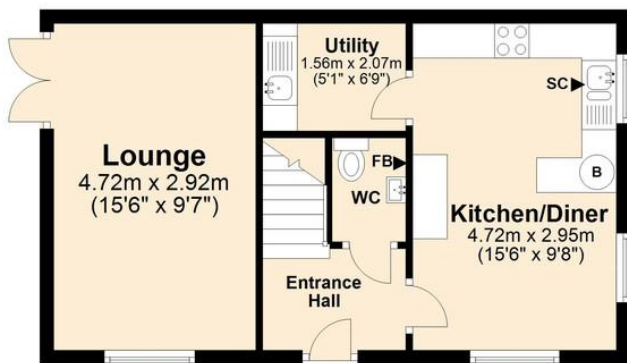


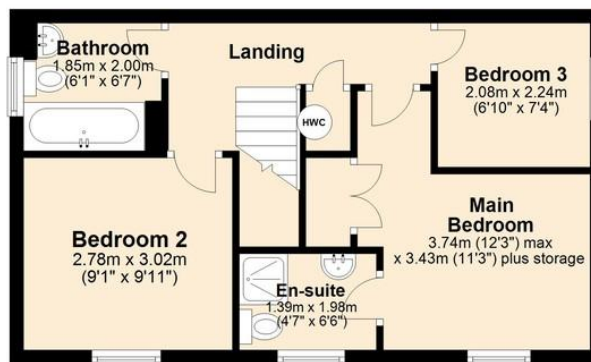
Ground Floor

Approx. 38.4 sq. metres (413.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 sq. feet)

OUTSIDE

Accessed down a shared driveway and located close to a play area, the property fronts onto the private driveway providing off-road parking and access to the garage with up and over door, light and power. A wooden gate off the driveway leads through to the approx. 24' x 20' max. rear garden space which is mainly laid to lawn and features a flowerbed and patio seating area.

DIRECTIONS

Enter Round House Park via Round House Way. Turn right at the roundabout onto Dragonfly Lane, then left at the mini roundabout onto Brambling Lane. Turn left into The Pines, then right onto Dunlin Drive, turn left down the shared driveway and the property can be found on the right-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current TBC Potential TBC

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.



Modern, 3 bedroom end-terraced family home on the popular Roundhouse Park development, ideally located for amenities, schools, the city centre and major road links. With a contemporary kitchen/diner, dual aspect lounge, enclosed rear garden plus garage and off-road parking - do not miss out!

Dunlin Drive

Cringleford | Norwich | Norfolk | NR4 7PX

£1,250 pcm

Modern end-terraced property on the Roundhouse Park development

3 good-sized first floor bedrooms including main bedroom with storage and en-suite

Contemporary dual aspect kitchen/diner featuring integrated appliances

Dual aspect lounge including double doors to the garden

Ground floor WC, first floor family bathroom and en-suite shower room

Gas central heating and double glazing

Off-road parking and single garage

Enclosed rear garden with lawn and patio seating area

Within easy reach of road links, local amenities, play area, and Norwich city centre

Available end of January 2024!

