



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

Accessed on foot from either Woodcock Road or Lilburne Avenue, the property is fronted by an area of communal green space with pathway to the entrance. To the rear is the approx. 65' x 22' max. garden space which is mainly laid to lawn and features a patio area abutting the property.

DIRECTIONS

Leaving Norwich on Aylsham Road passing the Lidl on the right, turn right onto Woodcock Road. Follow the road and turn right at the roundabout onto Catton Grove Road and then right onto Lilburne Avenue where the property can be found on the right-hand side, overlooking greenspace, before the road bends to the left. Access to the property by foot can also be off Woodcock Road on the right-hand side before the roundabout.

LOCAL AUTHORITY

Norwich

COUNCIL TAX BAND

A

Energy Efficiency Rating Current TBC Potential TBC

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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.



Overlooking communal greenspace to the front, this 1 bedroom ground floor apartment is situated close to local amenities, Norwich city centre and road links. Accommodation includes a private entrance, practical kitchen, double bedroom, shower room and generous lounge with access to the garden - call now to view!

Lilburne Avenue

Norwich | Norfolk | NR3 3NY

£875 pcm

Ground floor apartment in a popular and convenient location, overlooking communal greenspace

1 double bedroom off hallway

Practical kitchen with white gloss units and integrated oven and hob

Generous lounge featuring garden access

Shower room and storage off hallway

Gas central heating and double glazing

Approx. 65' max. rear garden with lawn and patio area

Ideally located for amenities and Norwich city centre

Great access to road links and bus routes

Available now!

