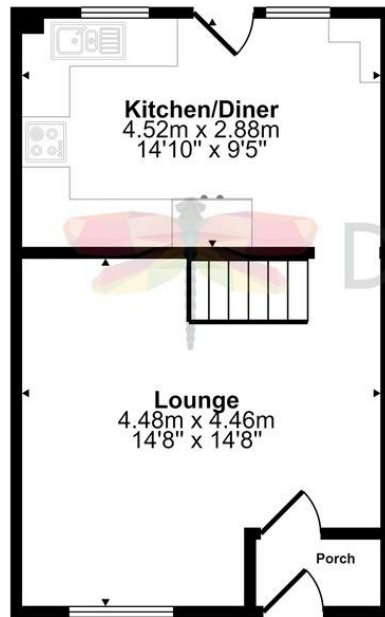
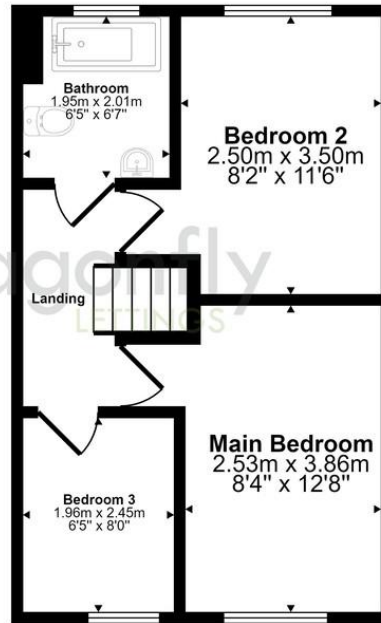


Approx Gross Internal Area
68 sq m / 735 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft



First Floor
Approx 35 sq m / 373 sq ft

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

The property is located in a cul de sac with a public footpath running alongside the property to the right-hand side plus attractive green space to the side and rear with mature tree. A wooden gate leads through to the approx. 33' x 25' max. rear garden which includes a lawn, patio, shrub borders and garden shed, bounded by an attractive curved wall to one side. Nearby is the property's numbered en-bloc garage with up and over door. The garage is located within a residents parking area and measures approx. 16'8 x 8'2 with off-road parking available in front of the garage door.

DIRECTIONS

Enter the Steepletower development from Norwich Road, B1172, via Churchfields. Turn left into Admirals Way and follow the road before turning left into Drake Close where the property can be found in the far corner, on the left-hand side.

LOCAL AUTHORITY
South Norfolk

COUNCIL TAX BAND
B

Energy Efficiency Rating Current C 72 Potential B 87

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.



Boasting a cul de sac position, this 3 bedroom end-terraced property is within easy reach of village amenities, excellent transport links plus an OFSTED 'Outstanding' Academy. The living spaces include a 14'8 lounge and modern kitchen/diner with garden access, whilst outside provides off-road parking and garage nearby, plus an enclosed garden adjacent to green space.

9 Drake Close

Hethersett | Norwich | Norfolk | NR9 3JS

£1,110 pcm

End-terraced property situated in a popular village, boasting a cul de sac location

Updated and improved throughout to create modern accommodation

3 first floor bedrooms including a 12'8 main bedroom

14'10 kitchen/diner featuring garden access

14'8 lounge off the porch

Updated modern family bathroom off the hallway

Gas central heating via a Combi boiler and double glazing

Off-road parking, single garage and enclosed rear garden

Ideally located for village amenities, schools and road links

Available 6th April 2024!

