

Approx Gross Internal Area
81 sq m / 869 sq ft



Ground Floor
Approx 22 sq m / 240 sq ft

First Floor
Approx 58 sq m / 628 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 fronts onto the road with a mature flowerbed and pathway leading to the entrance and round to the rear. Accessed off Dragonfly Lane, under a coach house and via shared driveway, the property also benefits from a garage underneath and allocated off-road parking to the front.

DIRECTIONS

From Roundhouse Way turn right onto Dragonfly Lane, adjacent to the local Tesco store. Turn left into Almond Drive where the property can be found on the left-hand side.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

B

Energy Efficiency Rating Current B 91 Potential A 92



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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.



This modern apartment is ideally located for the local Ofsted 'Outstanding' primary school, Southern Bypass and city access. Offering 2 double bedrooms, family bathroom and a generous open plan living area, ideal for modern family life, with an off-road parking and single garage adding further appeal.

Almond Drive

Cringleford | Norwich | Norfolk | NR4 7TB

£1,000 pcm

First floor apartment in a popular and convenient location

2 double bedrooms including a 13'2" main bedroom

Modern fitted kitchen area

Impressive 15'10" open plan living area

Family bathroom with overhead shower

Gas central heating and double glazing

Off-road parking and garage to the rear

Close to greenspace and local amenities

Ideal position for road links, plus access to the city centre

Available Mid to End April 2024!

