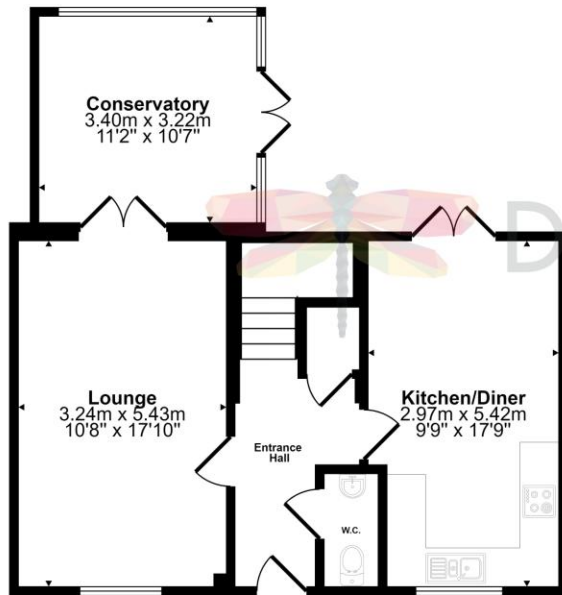
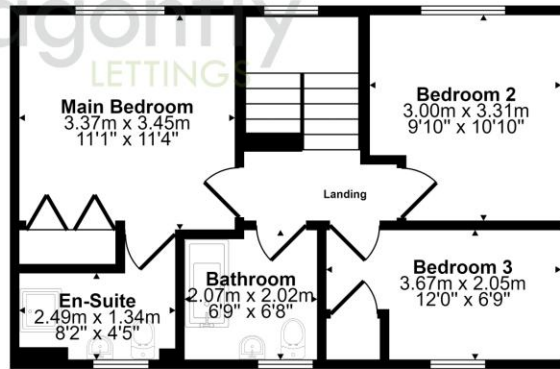


Approx Gross Internal Area
105 sq m / 1126 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



First Floor
Approx 47 sq m / 503 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 benefits from a generous driveway providing off-road parking for multiple vehicles, flanked by a neat, low-maintenance front garden. To the rear, a fully enclosed 30' x 25' max. garden presents an area of lawn and a wooden deck adjoining the conservatory, with a practical patio close to the house for entertaining.

DIRECTIONS

Head into Norwich from Longwater Retail Park on Dereham Road and turn right onto the development on Lord Nelson Drive. Turn left to continue on Lord Nelson Drive where the property can be found on the left-hand side before the roundabout.

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.



Situated on a sought-after modern development, this detached property boasts an ideal location with easy access to Norwich city centre, Longwater Retail Park with its numerous amenities and nearby play areas, making it perfect for families and professionals alike. The generous modern living spaces, off-road parking, EV charger and rear garden complete this package!

Lord Nelson Drive

Norwich | Norfolk | NR5 0UE

£1,400 pcm

Detached family home situated on a modern development with great access to amenities

Modern kitchen/diner featuring integrated appliances and garden access

Dual aspect lounge with feature fireplace and access to the adjacent conservatory

3 good-sized bedrooms including an en-suite shower room to the main bedroom

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

Gas central heating and double glazing throughout

Off-road parking for multiple vehicles and EV charger

Enclosed rear garden with lawn and decking seating area

Carpets will be cleaned throughout before tenancy

Available Mid May 2024!

