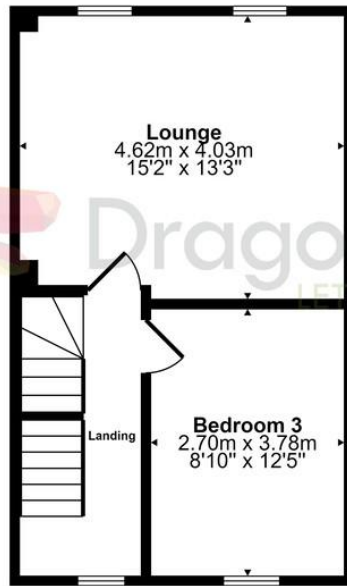


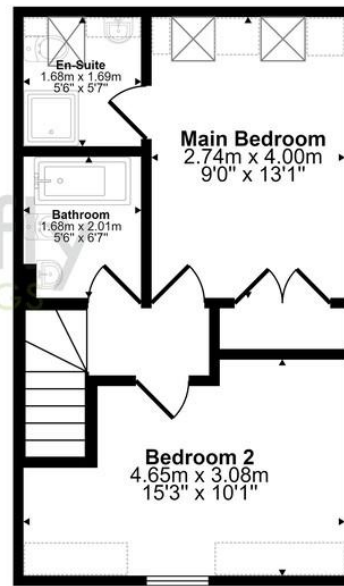
Approx Gross Internal Area
109 sq m / 1171 sq ft



Ground Floor
Approx 36 sq m / 383 sq ft



First Floor
Approx 37 sq m / 394 sq ft



Second Floor
Approx 37 sq m / 394 sq ft

Denotes head height below 1.5m

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

Externally, the property doesn't disappoint with an approx. 25' max. south-facing rear garden featuring a mix of patio and lawn, ideal for outdoor dining and activities. To the rear, accessed via a shared driveway, the property also benefits from a single garage under a coach house, with 2 off-road parking spaces also. Located conveniently for access to local shops, schools, and public transport, this home is perfect for those seeking a blend of comfort and convenience.

DIRECTIONS

Heading out of Norwich via the A11 Newmarket Road, take the second exit at the roundabout onto Round House Way. Turn right at the next roundabout onto Dragonfly Lane. Follow Dragonfly Lane straight over a mini roundabout and turn right onto Willowcroft Way where the property can be found on the right-hand side just after the turning for Viola Close.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current C 79 Potential B 90



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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.



This well-presented 3 bedroom townhouse features spacious living areas, including a contemporary kitchen/diner, second floor lounge with twin windows and an enclosed south-facing rear garden. Situated in a prime location, it offers convenience with close proximity to essential amenities and excellent transport links, perfect for families or professionals seeking style and practicality.

Willowcroft Way

Cringleford | Norwich | Norfolk | NR4 7JG

£1,500 pcm

End-Terraced townhouse situated in a popular and convenient location

Spacious open plan kitchen/diner featuring modern appliances and stylish fittings

The kitchen/diner is a great place to entertain or relax offering a breakfast bar and garden access

Generous second floor lounge boasting twin windows

3 bedrooms over the top 2 floors including an en-suite and storage to the main bedroom

Gas central heating and double glazing

Single garage under a coach house and 2 off-road parking spaces

Enclosed south-facing rear garden with a lawn and patio seating area

Conveniently located with easy access to local amenities and transport links

Available now!

