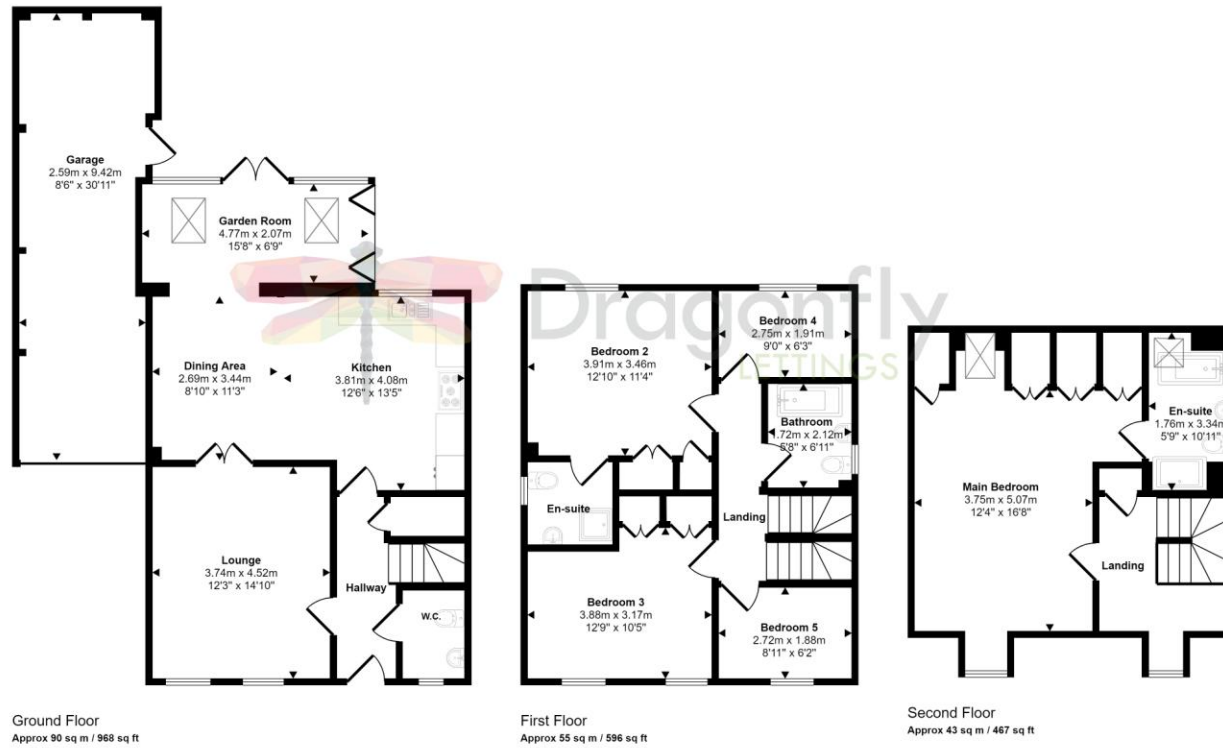


Approx Gross Internal Area
189 sq m / 2031 sq ft



Ground Floor
Approx 90 sq m / 968 sq ft

First Floor
Approx 55 sq m / 596 sq ft

Second Floor
Approx 43 sq m / 467 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 Situated within a cul de sac, the property benefits from a driveway leading to the 30'11 garage equipped with an electric up and over door, power and light, and a convenient personnel door in to the rear garden. On the right-hand side of the property, a gate provides entry to the enclosed rear garden, measuring approx. 40' x 40'. This area is low maintenance, presenting an attractive option for individuals seeking relaxation upon returning home.

AGENTS NOTE Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS Enter the Round House Park development via Round House Way and at the first round about turn right onto Dragonfly Lane. Turn right again into Jasmine Walk and follow the road round the bend before turning right once more into Poppy Close where the property can be found on the right-hand side.

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND F

Energy Efficiency Rating Current C 78 Potential B 86

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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.



Situated on a popular modern development in a cul de sac position is this detached town house, offering spacious living across 3 floors, offered with the option to be furnished. Renovated and extended, this property boasts 5 bedrooms, 2 with en-suites and 3 with built-in storage, ensuring comfort and convenience. The heart of the home is the kitchen/diner, seamlessly connected to a garden room, ideal for entertaining or relaxation. Outside, the low-maintenance rear garden features both patio and shingle areas, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Poppy Close

Cringleford | Norwich | Norfolk | NR4 7JZ

£1,850 pcm

Substantial detached townhouse within a cul de sac location

Previously extended and beautifully updated to offer almost 1,800 sq/ft. of accommodation

5 bedrooms over 2 floors; 2 with en-suites and 3 featuring built-in storage

Wonderful kitchen/diner with opening through to the garden room - ideal for entertaining

Reception rooms include a dual aspect lounge and a garden room with garden access

Gas central heating and double glazing

Off-road parking and 30'11 garage with power and light

Low-maintenance, south-facing rear garden with patio and shingle areas

Conveniently located for major road links, city centre and NNUH

Available early July 2024!

