



Total area: approx. 225.3 sq. metres (2424.7 sq. feet)

## OUTSIDE

The property is fronted by a brickweave driveway leading to the property and a shingle driveway leading down the side of the property to a double garage with twin electric up and over doors with power and light. The rear garden features a raised deck area with field views plus a lawn and patio area - ideal for relaxing or entertaining.

## AGENTS NOTE

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

## DIRECTIONS

From the crossroads in the centre of Eaton, continue on Eaton Street. Shortly after crossing Cringleford Bridge, turn left into Intwood Road and turn immediately left again into The Loke, where the property can be found on the left-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

F

**Energy Efficiency Rating Current C 75 Potential B 81**

**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.



An amazing opportunity with this impressive 4 bedroom detached property boasting over 2,420 sq/ft. of living space and stunning field views. Accommodation includes a 30'1 triple aspect lounge with garden access plus a 22'2 L-shaped kitchen/diner with separate utility. A double garage, off-road parking and 63' rear garden with raised decking area complete the package. Simply a must view!

## The Loke

Cringleford | Norwich | Norfolk | NR4 6XA

£2,300 pcm

Impressive detached house in a great location

4 double bedrooms all featuring built-in storage

Stunning 30'1 triple aspect living room

22'2 L-shaped kitchen/diner with separate utility off

Ground floor WC, first floor family bathroom and en-suites to master and bedroom 3

Gas central heating and double glazing

63' rear garden with raised deck area, lawn and patio area enjoying stunning field views

Off-road driveway parking and double garage

Conveniently located for local amenities, access to the city centre and major road links

Available Mid-June!

