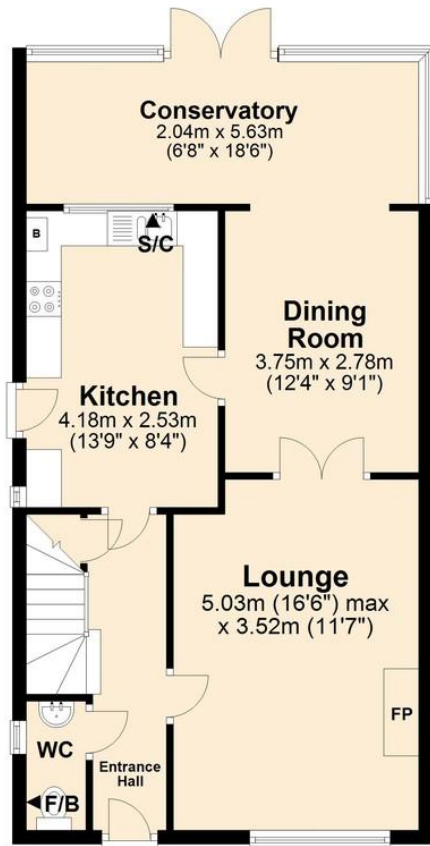


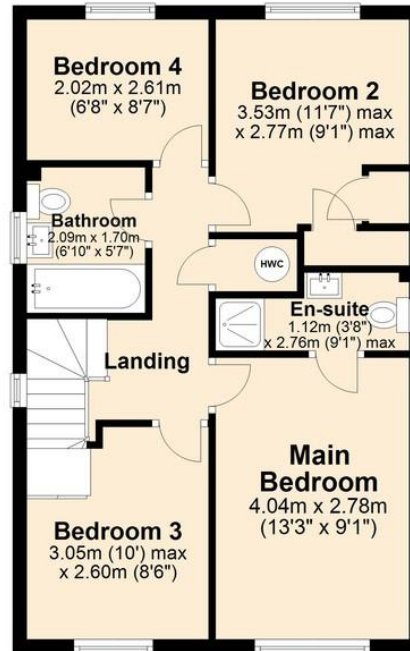
Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



Total area: approx. 107.0 sq. metres (1152.2 sq. feet)

OUTSIDE

To the front, the property offers a lawned space, with driveway to the side providing off-road parking, leading to the single garage with up and over door, light and power, plus personnel door into the rear garden. Part enclosed by a brick wall, to the rear is the approx. 44' max. south-facing garden which is mainly laid to lawn with flower bed borders.

AGENTS NOTE

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

DIRECTIONS

Head along the B1172, Norwich Road and turn right onto Colney Lane, then left onto Back Lane. Turn left again onto Baker Drive, and then right onto Churchfields, where the property can be found on the left-hand side just before Deacon Drive.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

D

Energy Efficiency Rating Current D 64 Potential C 76



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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.



Within easy reach of Norwich Research Park, the NNUH and the UEA, this detached property is situated on a popular development and offers 3 reception rooms including an 18'8 conservatory, plus a practical kitchen. Whilst outside provides off-road parking plus a single garage and a south-facing rear garden - do not miss out!

Churchfields

Hethersett | Norwich | Norfolk | NR9 3PH

£1,300 pcm

Detached house commanding a corner plot on a popular development

4 first floor bedrooms including an en-suite shower room to the main bedroom

Practical kitchen with separate dining room off

16'6 lounge with electric fire and double doors to the dining room

18'6 conservatory boasting garden access

Ground floor WC, first floor family bathroom plus en-suite shower room

Gas central heating and double glazing

Off-road driveway parking plus single garage with up and over door, power and light

South-facing, 44' max. rear garden mainly laid to lawn with flowerbed borders

Available mid to end December 2023!

