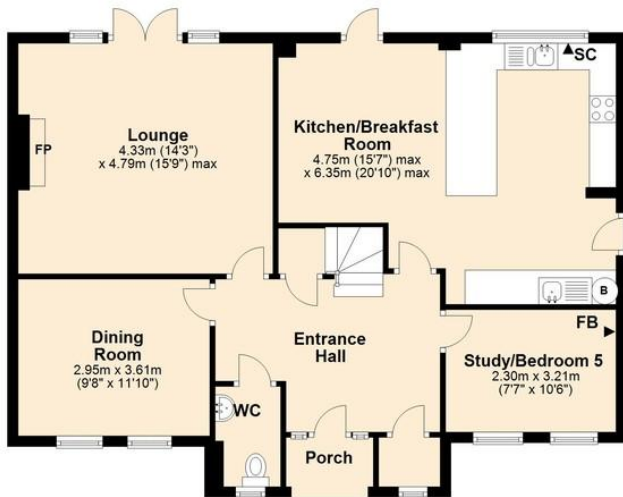
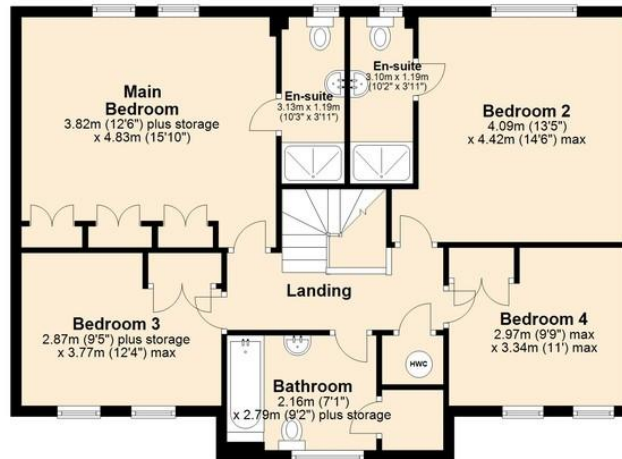


**Ground Floor**  
Approx. 86.5 sq. metres (931.2 sq. feet)



**First Floor**  
Approx. 83.9 sq. metres (902.8 sq. feet)



Total area: approx. 170.4 sq. metres (1833.9 sq. feet)

**OUTSIDE**

This imposing residence looks out towards trees and features an enclosed front garden with 41' x 18' driveway to the right-hand side offering off-road parking and leading to the approx. 19'7 x 18'1 garage with twin up and over doors, light and power, plus personnel door into the rear garden. A gate also provides access to the garden from the driveway. The attractive rear garden measures approx. 54' x 32' and is the perfect space in which to entertain or relax, with a lawn flanked by a patio and mature hedging.

**AGENTS NOTE**

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

**DIRECTIONS**

Enter the Round House Park development via Roundhouse Way from Newmarket Road, A11. Turn right at the first roundabout into Dragonfly Lane, then left into Brambling Lane at the mini roundabout. Nightingale Drive is on the right-hand side where the property can be found on the left-hand side as the road swings sharp left.

**LOCAL AUTHORITY**

South Norfolk

**COUNCIL TAX BAND**

F

**Energy Efficiency Rating** Current C 78 Potential B 85



**01603 760 770**  
[hello@dragonflylettings.com](mailto:hello@dragonflylettings.com)  
[www.dragonflylettings.com](http://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.

Imposing family home on a modern development, overlooking trees and green space. The modern accommodation offers over 1,800 sq/ft. of living space, including 4 generous first floor bedrooms, plus potential ground floor bedroom 5. Both lounge and kitchen open onto the attractive garden, while a double garage plus off-road parking adds practicality to this impressive residence.

## Nightingale Drive

Round House Park | Norwich  
Norfolk | NR4 7LR

£2,000 pcm

Detached property within easy reach of the city, plus major road and bus links

4/5 bedrooms including 2 with en-suites and 3 with storage

Stylish 20'10 kitchen/breakfast room with breakfast bar

15'9 lounge featuring garden access and real-flame gas fire

Separate dining room plus study/potential bedroom 5

Ground floor WC, first floor family bathroom plus 2 en-suite shower rooms

Gas central heating and double glazing

Double garage with off-road parking

Enclosed 54' max. rear garden with lawn and patio seating area

Available from Mid February 2024!

