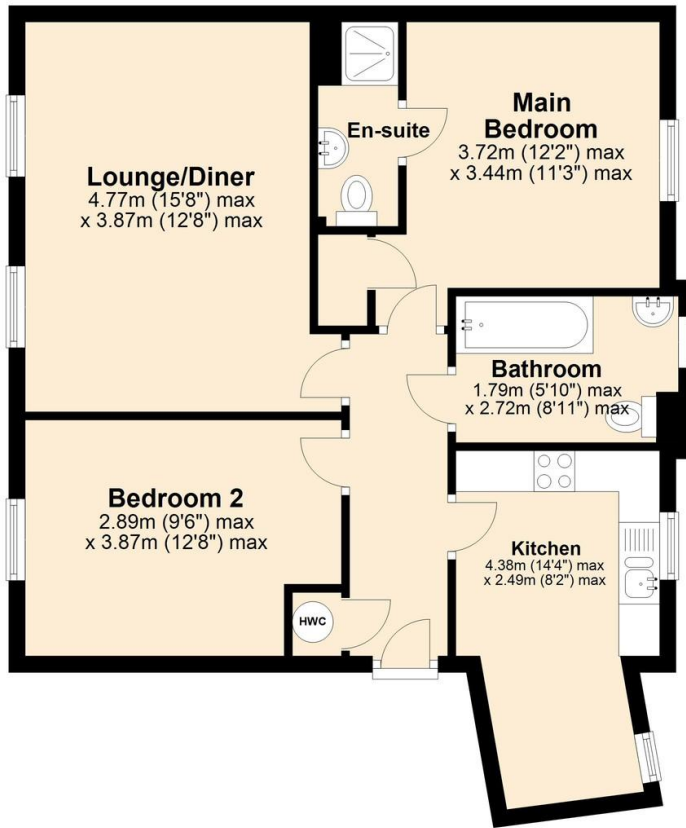


## Floor Plan

Approx. 60.9 sq. metres (655.7 sq. feet)



Total area: approx. 60.9 sq. metres (655.7 sq. feet)

## OUTSIDE

Located within a modern development, the property is accessed via a communal entrance hall and benefits from a communal garden plus an allocated parking space. Please note, there is no lift.

## AGENTS NOTE

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

## DIRECTIONS

From Great Melton Road, turn right onto Lynch Green, then right staying on Lynch Green. Turn left onto Myrtle Road, then right onto Campion way before taking another left onto Briar Road. Follow the road and the property can be found on the right-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

B

**Energy Efficiency Rating** Current D 64 Potential C 75



**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.



A contemporary and spacious top floor apartment featuring a generous lounge/diner, kitchen with integrated appliances, 2 bedrooms including main bedroom with en-suite shower, plus separate modern bathroom. With a communal garden, allocated parking and easy access to major road links, this apartment is ideal for a couple or small family.

**Briar Road**  
Hethersett | Norwich | Norfolk | NR9 3FG  
**£800 pcm**

Top floor apartment located in a popular village

14'4 max. kitchen with integrated appliances

15'8 max. lounge/diner with twin windows

2 bedrooms, including main bedroom with built-in storage

En-suite shower off main bedroom, plus separate bathroom

Electric heating and double glazing

Access to a communal garden, plus allocated parking space

Ideally located for local amenities and transport links

Ideal for a couple or small family

Available start to mid March 2024!

