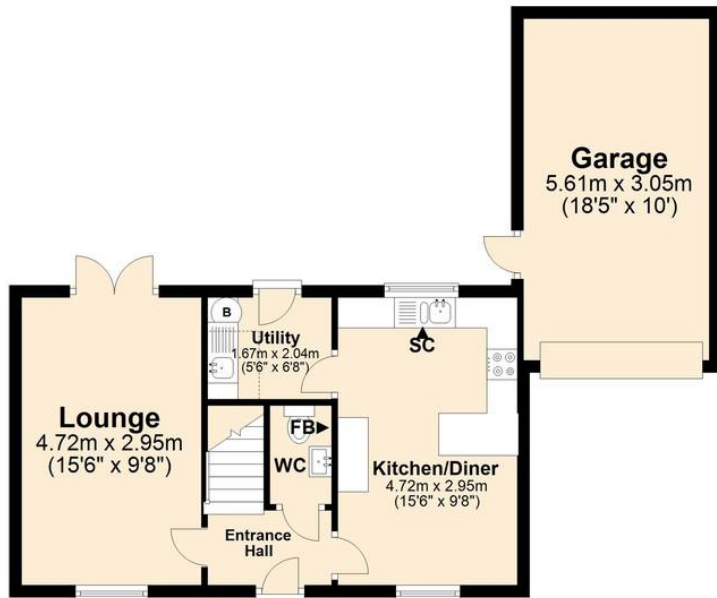
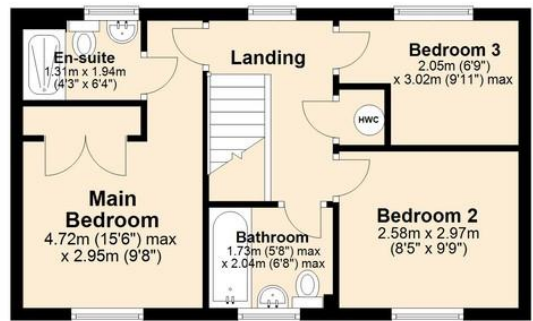


**Ground Floor**  
Approx. 38.4 sq. metres (413.6 sq. feet)



**First Floor**  
Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 77.2 sq. metres (831.3 sq. feet)

**OUTSIDE**

The property fronts onto Dunlin drive with iron fencing, shrub borders and pathway leading to the entrance. A driveway to the right-hand side provides tandem off-road parking and access to the garage with up and over door, light and power. To the rear is the approx. 24' x 20' max. south-east facing garden which is mainly laid to lawn and features shrub borders, patio seating area and summerhouse.

**AGENTS NOTE**

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

**DIRECTIONS**

Enter Round House Park via Round House Way. Turn right at the roundabout onto Dragonfly Lane, then left at the mini roundabout onto Brambling Lane. Turn left into The Pines, then right onto Dunlin Drive where the property is located on the right-hand side.

**LOCAL AUTHORITY**

South Norfolk

**COUNCIL TAX BAND**

C

**Energy Efficiency Rating** Current C 75 Potential B 88

**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.





With the option to be part-furnished, this modern 3 bedroom family home is situated on the popular Roundhouse Park development, ideally located for amenities, schools, the city centre and major road links. With a contemporary kitchen/diner, 15'6 lounge, enclosed south-east facing rear garden plus garage and off-road parking - do not miss out!

## Dunlin Drive

Cringleford | Norwich | Norfolk | NR4 7PX

£1,400 pcm

Well-presented modern detached property on the Roundhouse Park development

Part-furnished or unfurnished option available

3 good-sized first floor bedrooms including main bedroom with storage and en-suite

Contemporary dual aspect fitted kitchen/diner featuring integrated appliances and separate utility

15'6 dual aspect lounge featuring double doors to the garden

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

Gas central heating and double glazing

Tandem off-road parking, single garage and enclosed south-east facing rear garden

Within easy reach of road links, local amenities, play area, and Norwich city centre

Available now!

