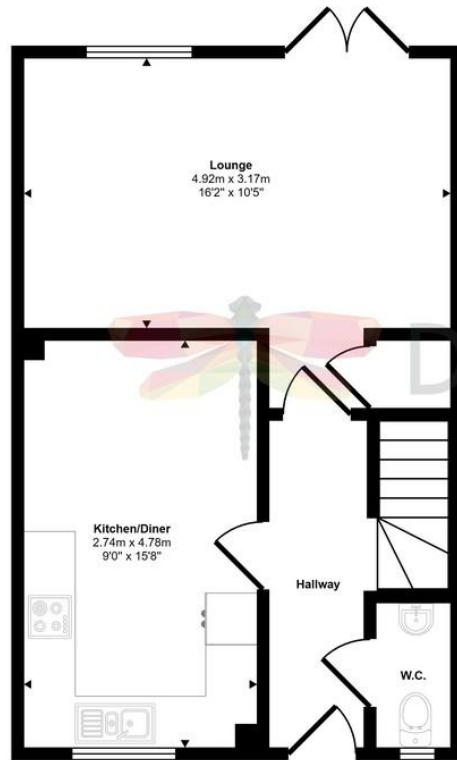
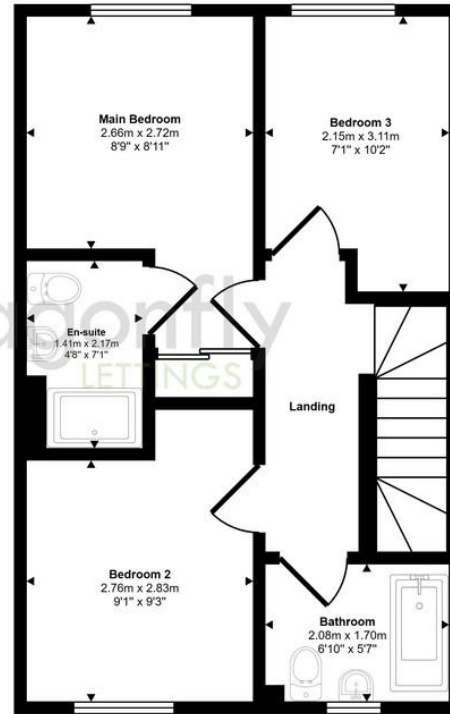


Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 40 sq m / 431 sq ft



First Floor
Approx 40 sq m / 429 sq ft

OUTSIDE This modern property features off road parking, complimented by a side gate for convenient access to the enclosed rear garden. The modern design makes it this home a wonderful choice in a desirable development, perfect for family living and outdoor enjoyment.

AGENTS NOTE Please be advised there is ongoing development within the area.

DIRECTIONS From Colney Lane, turn into Haldane Drive, then right onto Woolhouse Way. Turn left onto Scott-Moncrief Street and property is on the right-hand side.

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND To be confirmed.

Energy Efficiency Rating Current B 84 Potential A 95



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.



This new build end-terraced house is part of a modern development and offers an excellent living space with 3 bedrooms, the main featuring an en-suite. The property includes a 16'2 lounge with garden access, a kitchen/diner with integrated appliances and benefits from allocated parking and an enclosed rear garden. Conveniently positioned near the N & N Hospital, UEA and major roads, this home is available now.

Scott-Moncrief Street

Cringleford | Norwich | Norfolk | NR4 7XN

£1,450 pcm

New build, end terraced house situated on a contemporary development

3 bedrooms, including main bedroom benefitting from an en-suite

Kitchen/diner with integrated appliances

16'2 lounge with double doors into the garden

Ground floor WC, first floor family bathroom and en-suite to main bedroom

Gas central heating and double glazing

Allocated parking to the front of the property

Enclosed rear garden mainly laid to lawn with small patio

Ideally located for easy access to the Norfolk and Norwich University Hospital, UEA and road links

Available now!

