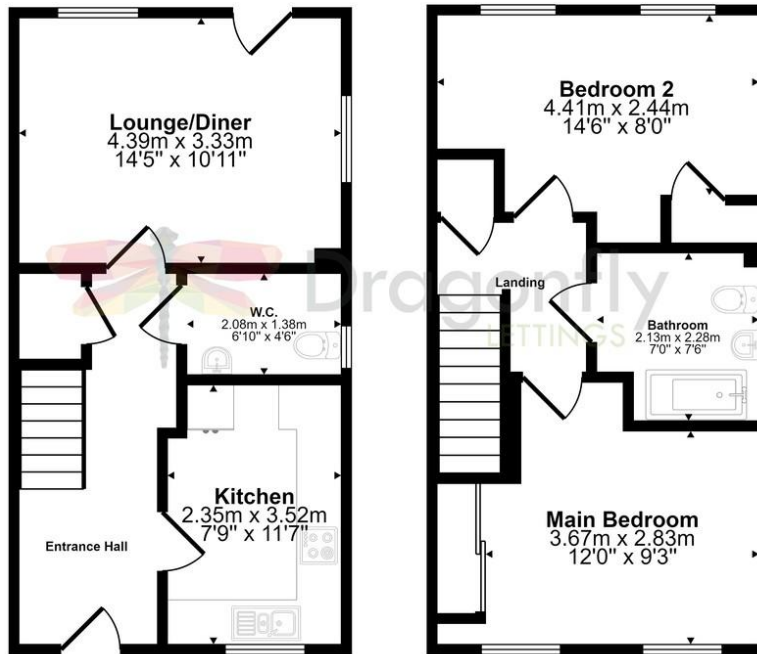


Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

OUTSIDE

The property is in a cul de sac position with a public cycle and pedestrian pathway to the front. A lawn area part-bounded by wooden fencing fronts the property with pathway to the entrance. Outside benefits from 2 numbered parking spaces close to the front door, to the right-hand side. A wooden gate to the right-hand side leads through to the south-east facing rear garden. The approx. 30' x 19' max. enclosed garden space features a raised decking area abutting the house, with a slightly sloping pathway leading down to the rear of the garden and further patio area, plus a lawned area to the middle.

DIRECTIONS

Enter the Roundhouse Park development from Newmarket Road, A11 via Roundhouse Way. At the mini round about turn right into Dragonfly Lane, then take the second exit at the next mini roundabout. Turn right into Jasmine Walk and continue into Lobelia Lane then left into Catkin Close, where the property can be found at the end on the right-hand side.

LOCAL AUTHORITY
South Norfolk

COUNCIL TAX BAND
B

Energy Efficiency Rating Current C 79 Potential A 92

01603 760 770
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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 modern 2 bedroom semi-detached property is located on a popular development, conveniently located for amenities, road links, plus the UEA and NNUH. Accommodation includes a practical kitchen off the entrance hall, plus a 14'5 dual aspect lounge/diner with garden access - ideal for entertaining! Outside benefits from 2 allocated off-road parking spaces and south-east facing enclosed rear garden.

Catkin Close

Cringleford | Norwich | Norfolk | NR4 7JP

£1,100 pcm

Well-presented semi-detached house in a cul de sac position

Located on a modern and popular development

2 double bedrooms, both including built-in storage and twin windows

Practical 11'7 kitchen off entrance hall featuring an integrated oven and hob

Dual aspect 14'5 lounge/diner with garden access - ideal for entertaining

Ground floor WC and first floor family bathroom with shower over bath

Gas central heating and double glazing

2 allocated off-road parking spaces and south-east facing enclosed rear garden

Conveniently located for amenities, road links and the NNUH

Available from Mid-July!

