

Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft

First Floor  
Approx 38 sq m / 412 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 fronted by a driveway providing allocated side-by-side off-road parking. A shared path to the left-hand side leads round the rear of the of the neighbouring property to the approx. 34' max. south-facing rear garden, which is mainly laid to lawn and features a patio seating area, plus a wooden storage shed.

## DIRECTIONS

From Colney Lane, enter the development via a Haldane Drive. Continue on this road before turning left onto Woolhouse Way. Follow the road round as it becomes Holliday Avenue and turn left into Lamb Lane. At the T-junction turn right where the property can then be found on the left-hand side.

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

TBC

**Energy Efficiency Rating** Current B 84 Potential A 97



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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.



Brand new 3 bedroom semi-detached house located in the highly desirable Cringleford Heights development, ideally positioned for easy access to the city centre, UEA, NNUH and Norwich Research Park. This beautiful home features a stylish open plan kitchen/diner with garden access, a spacious lounge, allocated off-road parking and a south-facing rear garden. Don't miss the opportunity to make this stunning property your new home!

**Lamb Lane**  
Cringleford | Norwich | Norfolk | NR4 7XS

**£1,450 pcm**

Brand new semi-detached property in a great location

Within easy reach of the city centre and major local employers

3 good-sized bedrooms including main bedroom with en-suite shower room

Well-appointed kitchen/diner features stylish gloss units, integrated appliances and garden access

Spacious 15'11 lounge off the entrance hall

Ground floor WC plus first floor family bathroom and en-suite

Gas central heating and double glazing

Allocated side-by-side driveway parking in front of the property

South-facing rear garden with lawn and patio area

Available now!

