



## 118 Dragonfly Lane

Cringleford, Norwich, NR4 7JR

Guide price £290,000



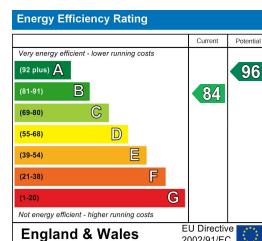
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Guide Price £290,000 - £300,000
- Situated Away From The Road Down A Tranquil, Tree-Lined Pathway
- Kitchen/Dining Room
- Ground Floor WC
- EPC Rating - B
- Garage En-Bloc
- En-Suite Shower Room To Principal Bedroom
- Sitting Room With Patio Doors To Rear
- Built In 2016 By Bovis Homes
- Vendors Have Found



Built in 2016 by Bovis Homes, this immaculately presented three bedroom terraced home occupies a peaceful position along a tranquil, tree-lined pathway within the popular Round House Park development of Cringleford. The property enjoys a distinctive and quirky layout with generous accommodation throughout.

The ground floor offers a well-proportioned kitchen/dining room, a WC, and a comfortable sitting room with patio doors opening directly onto the rear garden. Upstairs, there are three bedrooms, including an en-suite shower room to the principal bedroom, along with a contemporary family bathroom and an airing cupboard.

Outside, the enclosed rear garden features sandalwood decking, while also providing access to the garage en-bloc and an allocated parking space via the rear. The property further benefits from solar panels, enhancing energy efficiency.



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