

Ben Allman
Estate & Letting Agents



118 Dragonfly Lane

Cringleford, Norwich, NR4 7JR

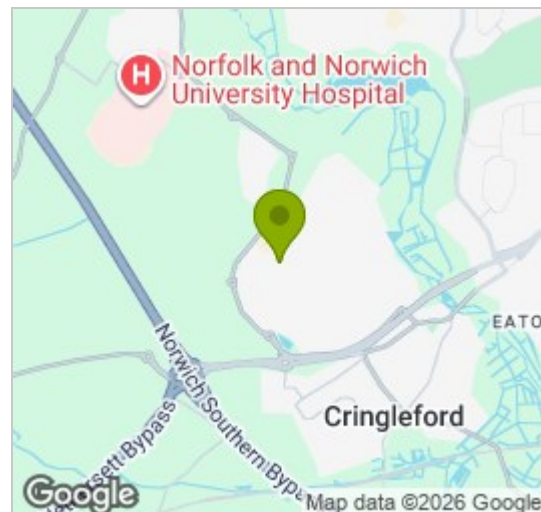
Guide price £290,000



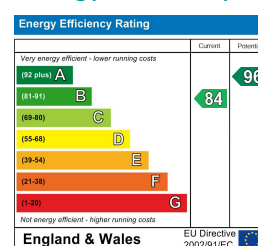
Floor Plan



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



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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