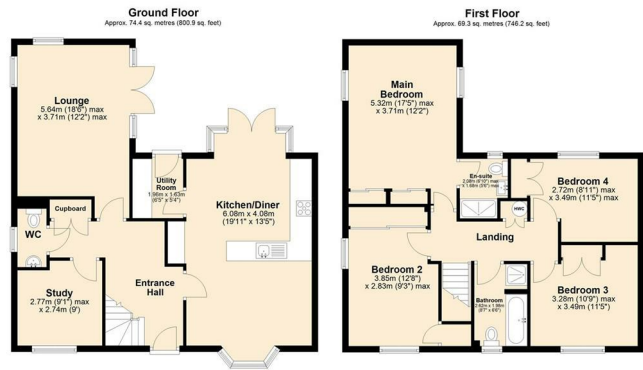


44 | Haldane Drive | Cringleford | NR4 7FZ

£2,100 PCM

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. The floorplan is for illustrative purposes only and should be used as such by prospective buyers. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency prior to purchase using Part 10.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Description

Situated on the popular Cringleford Heights development, this modern four bedroom detached home offers approaching 1,550 sq ft of well balanced accommodation.

The ground floor comprises an entrance hall leading to two reception rooms and a cloakroom. The triple aspect lounge is a bright and spacious living area with patio doors opening onto the rear garden. A second reception room provides flexible space, ideal for those working from home or in need of a snug or playroom. The open plan kitchen/dining room spans the depth of the property and is fitted with integrated appliances including fridge, freezer, dishwasher, hob and oven. Patio doors provide direct access to the garden, while a separate utility room offers additional storage and appliance space.

Upstairs, the dual aspect main bedroom benefits from fitted wardrobes and a modern en-suite shower room. There are three further double bedrooms, all with fitted wardrobes, along with a contemporary family bathroom featuring both a bath and separate shower.

Key features

- Four bedroom detached family home approaching 1,550 sq ft
- Triple-aspect lounge with patio doors to the rear garden
- Separate second reception room, ideal as a study, snug or playroom
- Open-plan kitchen/dining room with adjoining utility room
- Dual aspect main bedroom with fitted wardrobes and en-suite
- Three further double bedrooms, all with fitted wardrobes
- Family bathroom with bath and separate shower
- Tandem driveway, single garage and enclosed rear garden
- Located on the sought-after Cringleford Heights development
- Available Now

Council Tax Band & Local Authority: F, South Norfolk
Deposit Required: £2,423

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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