



**Dragonfly Lane, Cringleford, Norwich, NR4 7JR**

*welcome to*

**Dragonfly Lane, Cringleford, Norwich**

Guide Price £210,000 - £230,000 An immaculate two-bedroom coach house situated in the highly sought-after area of Cringleford. This modern home offers spacious open-plan living, two double bedrooms, a car port with storage shed, and a well-maintained enclosed garden.



We are delighted to present this immaculate two-bedroom coach house, ideally situated in the highly sought-after area of Cringleford. Offering stylish, modern accommodation throughout, this attractive home benefits from an enclosed rear garden, car port parking, and spacious open-plan living, making it an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The accommodation is accessed via a private entrance hall, with stairs leading to the main living space. At the heart of the home is a bright and spacious open-plan lounge and kitchen, creating a fantastic space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of modern wall and base units, along with an integrated oven and hob. There are two generous double bedrooms and a well-presented family bathroom comprising a three-piece suite with shower over the bath.

Outside, the property enjoys a car port with adjoining storage shed, together with a well-maintained enclosed garden featuring a lawn, established shrubs and fenced boundaries, providing a pleasant space to enjoy throughout the year.

Early viewing is highly recommended to appreciate all this superb home has to offer.



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## Dragonfly Lane, Cringleford, Norwich

- Guide Price £210,000 - £230,000
- Immaculate Two Bedroom Coach House
- Sought-After Cringleford Location
- Spacious Open-Plan Lounge & Kitchen
- Modern Fitted Kitchen with Oven & Hob

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 897.40

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR105672 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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