

Dragonfly Lane
Norwich, NR4 7JR

Guide Price £210,000 - £220,000

claxtonbird
residential

Dragonfly Lane, Norwich, NR4 7JR

*** Guide Price £210,000 - £220,000 *** ClaxtonBird are pleased to present this fantastic two-bedroom coach house, ideally located within the popular Roundhouse Park Development in Cringleford. This spacious property features a generous open-plan living area, a well-equipped kitchen, two double bedrooms, and a modern family bathroom suite. Additional benefits include UPVC double glazing, gas central heating, and a private carport that provides off-road parking for two cars. Residents can enjoy easy access to a range of local amenities, including the Norfolk and Norwich University Hospital (NNUH) and University of East Anglia (UEA). This home is an ideal choice for professionals or first-time buyers seeking contemporary living on the outskirts of Norwich.

Ground Floor Entrance Hall
The property is approached via an enclosed private front garden with pathway leading to the entrance door. Stairs up to:

Open Plan Living Space 19'8 max x 17'2 (5.99m max x 5.23m)
Double glazed window to front aspect, wooden floor and radiator. Open to:

Kitchen 16'0 x 8'3 (4.88m x 2.51m)
Fitted kitchen comprising wall and base units with work surfaces over, inset single drainer stainless sink unit, built-in electric oven with inset gas hob and extractor hood over, built-in fridge freezer, plumbing for washing machine and double glazed window to rear aspect.

Rear Hall
Doors to both bedrooms and bathroom.

Bedroom 15'9 x 10'7 (4.80m x 3.23m)
Double glazed window to front aspect and radiator.

Bedroom 14'10 x 11'8 (4.52m x 3.56m)
Double glazed window to rear aspect and radiator.

Bathroom
Modern white suite comprising bath with shower over, pedestal wash hand basin, WC, built-in storage cupboard, radiator and double glazed window to rear aspect.

Carport 22'9 x 12'3 (6.93m x 3.73m)
Providing off-road parking for two cars, with cupboard housing the gas central heating boiler.

Agents Note
Council Tax Band B

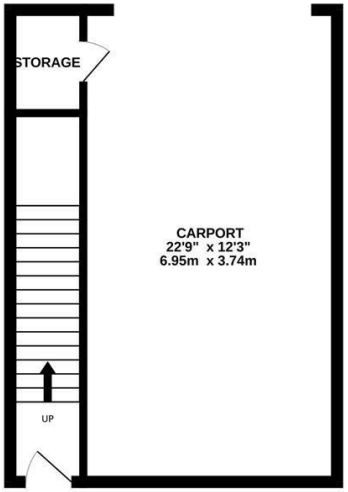
Lease Length: 125 years
Lease Remaining: 116 years
Ground Rent: £86.45 per month



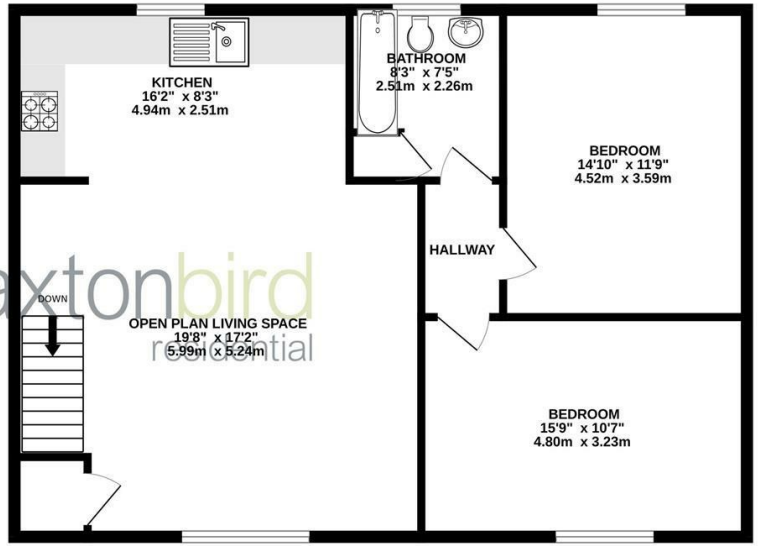




GROUND FLOOR

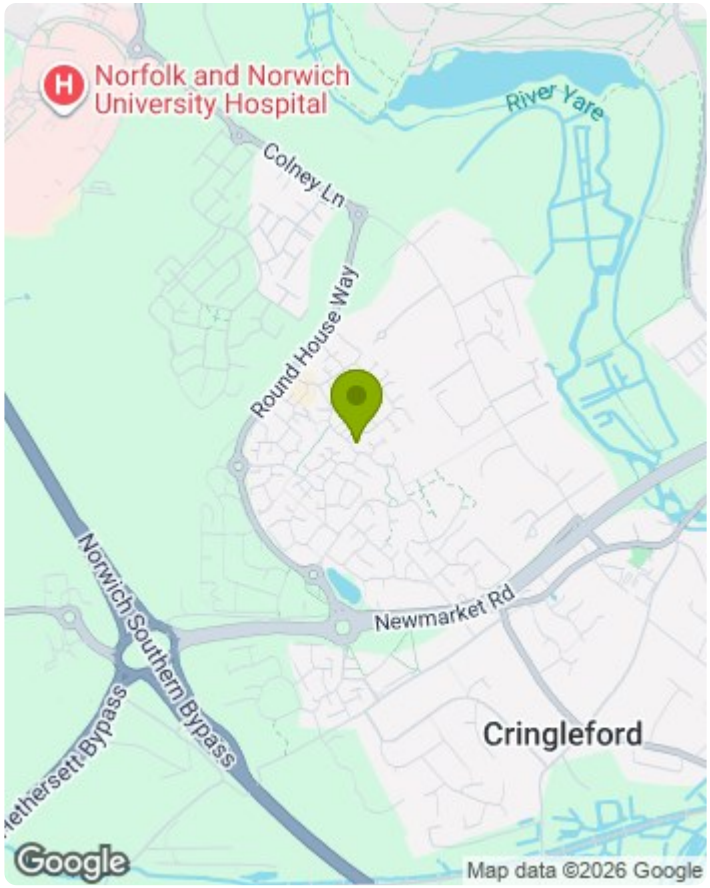


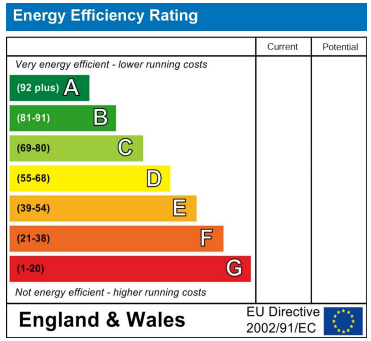
1ST FLOOR



claxtonbird residential

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CLAXTONBIRD LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ClaxtonBird Residential
134 Unthank Road
Norwich
NR2 2RS

Tel: 01603 733002
Email: norwich@claxtonbird.co.uk
www.claxtonbird.co.uk

claxtonbird residential



