



42 | Dragonfly Lane | Cringleford | NR4 7JR  
Offers in Excess of £315,000

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- Mid terraced townhouse located on the popular Roundhouse Park development
- Over 1,170 sq ft of accommodation across three floors
- Three bedrooms, including top floor main bedroom with built in storage and en suite
- Spacious 22'9 max kitchen diner with access to the garden
- First floor lounge measuring 15'10 max with twin windows
- Ground floor WC, family bathroom and en suite shower room
- Gas central heating and double glazing throughout
- En bloc garage with off road parking to the rear
- Enclosed rear garden with lawn and patio
- Offered vacant with no onward chain

## About the Property

Offered with no onward chain, this well proportioned three storey townhouse provides over 1,170 sq ft of versatile accommodation, ideal for a range of buyers.

The ground floor centres around a spacious 22'9 max kitchen diner with direct access to the garden, creating a practical and sociable space.

On the first floor, a generous lounge with twin windows and Juliet balconies offers a comfortable and inviting living area, alongside one of the three bedrooms. For those needing additional flexibility, the ground floor layout could accommodate a lounge area, allowing the first floor lounge to be used as a fourth bedroom if desired.

The top floor is dedicated to the main bedroom, benefiting from built in storage and an en suite, along with a further bedroom and family bathroom.

Set within the popular Roundhouse Park development, the property is conveniently located for local amenities and offers easy access to major road links.





## The Outside

The property is set back slightly from the road, with a shared driveway leading to a private residents parking area at the rear. Here, the property benefits from an en bloc garage with an up and over door, along with parking in front.

A wooden gate provides access to the enclosed rear garden, which is mainly laid to lawn with a patio area directly off the property, creating a great space for outdoor seating and entertaining.

## Location Overview

Dragonfly Lane is located on the Round House Park development in Cringleford, just a short distance from the Tesco Express, the Norfolk and Norwich Hospital, the Norwich Research Park, and the University of East Anglia. The property also offers convenient access to Norwich city centre, the A47, and the A11. Cringleford is a highly regarded suburb situated approximately two miles southwest of Norwich. It combines historic character with modern development and offers a range of local amenities, including a well-rated primary school, local shops, and green spaces. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus. Its proximity to the A11 makes Cringleford particularly well-suited for those commuting to Cambridge, London, or elsewhere in the region.

## Directions

From Newmarket Road, turn into Roundhouse Way, then at the first roundabout take a right onto Dragonfly Lane. Continue over the mini roundabout and up the hill, where the property can be found on the right hand side overlooking green space.

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

### Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request.

### GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

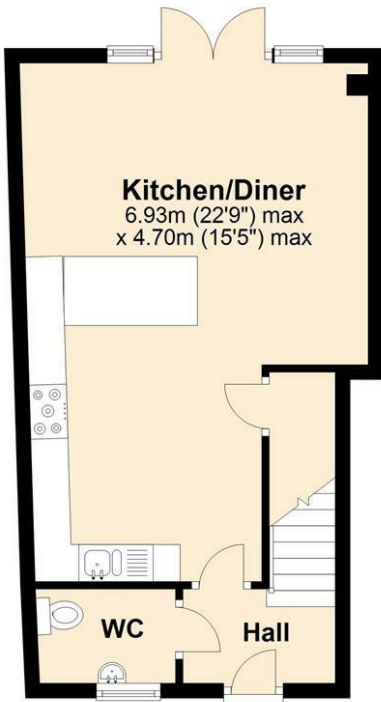
### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate.



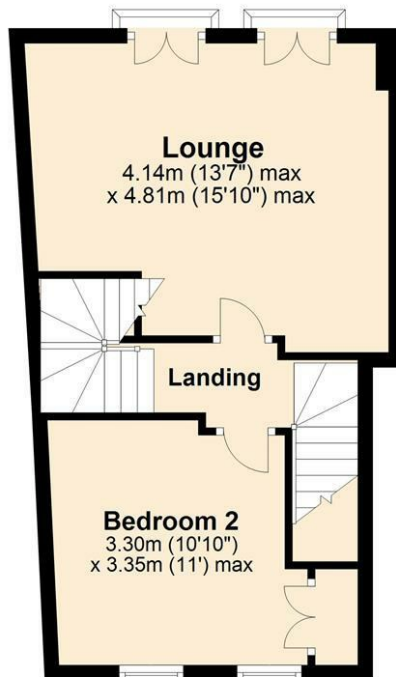
### Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



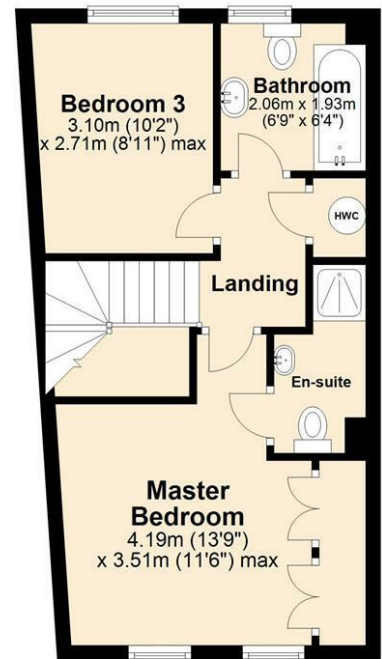
### First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



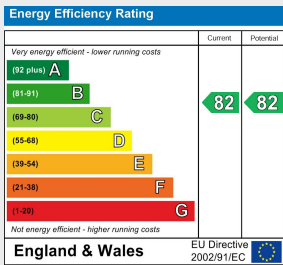
### Second Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 109.3 sq. metres (1176.7 sq. feet)

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. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



**Tenure:** Freehold  
**Council Tax Band:** C  
**Local Authority:** South Norfolk



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.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ  
sales@butterflyhomes.co.uk  
www.butterflyhomes.co.uk  
**01603 870870**



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN