



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

**£1,110 pcm**

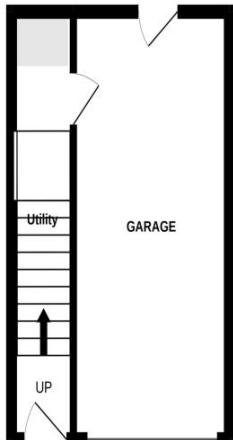
Gilson Bailey Lettings are delighted to offer this spacious and nicely presented TWO DOUBLE BEDROOM COACH HOUSE situated in this sought after residential development close to local shops, schools, the Hospital and University. The accommodation comprises of a private entrance hall, large living room, modern kitchen with appliances, separate utility room, two double bedrooms, modern bathroom with shower over the bath, private courtyard garden, GARAGE and parking, gas central heating, double glazing, Council Tax Band B, UNFURNISHED

Available From: Now



**gilsonbailey**

GROUND FLOOR


**Bedroom 1 (First Floor)**

4.20m ( 13'10") x 3.00m ( 9'11")

Double bedroom, front aspect window, radiator.

**Bedroom 2 (First Floor)**

3.80m ( 12'6") x 2.80m ( 9'3")

Second double bedroom, rear aspect window over looking the garden. radiator.

**Kitchen (First Floor)**

4.00m ( 13'2") x 2.00m ( 6'7")

Modern kitchen with ample storage and work surface. Appliances include gas hob, oven, cooker hood, dishwasher and fridge/freezer. Extensive tiling.

**Living Room (First Floor)**

6.30m ( 20'9") x 4.00m ( 13'2")

Large living room, big front aspect window which allows much natural light in providing the room with a bright and welcoming feel. TV point, built in cupboard, Radiator.

**Garden**

Courtyard style hard landscaped garden.

1ST FLOOR


**Entrance Hall (Ground Floor)**

Part glazed front door to entrance hall. Radiator, coats hanging space, stairs to first floor.

**Garage & Parking (Ground Floor)**

Single garage with up &amp; over door. Brick weave private driveway for 2 cars, unrestricted on street parking.

**Utility Room (Ground Floor)**

Separate utility room with ample storage. Work surface with washer / drier under.

**Bathroom (First Floor)**

Modern white suite comprising bath with shower over, WC and wash basin.

## Energy ratings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(91-91) B		
(89-80) C		
(85-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(89-81) B		
(80-80) C		
(70-68) D		
(59-54) E		
(31-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**Directions:** Leave the city via the Newmarket Road, follow the road until it becomes a dual carriageway, at the roundabout turn right (signposted to the hospital), at the next roundabout turn right into Dragonfly Lane.