



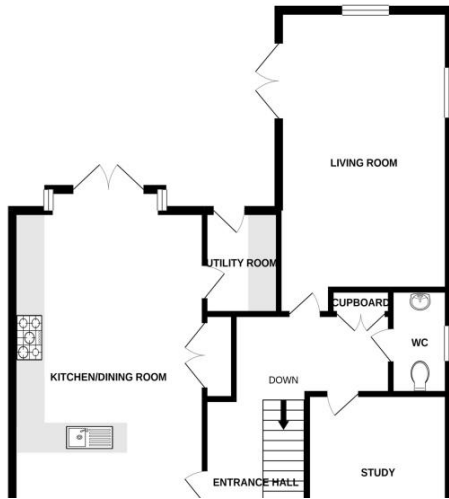
Haldane Drive | , Cringleford, Norwich, NR4 7FZ

£2,050 pcm

Gilson Bailey Lettings are delighted to offer this well presented 4 double bedroom, 2 bathroom spacious DETACHED executive family house situated at the end of a cul-de-sac in this sought after residential location close to the Hospital and University and within easy reach of the City centre. The accommodation comprises of an entrance hall, downstairs cloakroom, study, large living room, impressive 21ft long kitchen dining room, separate utility room, master bedroom with en-suite, three further double bedrooms, luxury bathroom with bath and separate shower, private garden, garage and parking, gas central heating, A rated Energy Performance, Council Tax Band F. UNFURNISHED.

Available From: 04 June 2026



GROUND FLOOR
 859 sq.ft. (79.8 sq.m.) approx.

Study (Ground Floor)

2.80m (9'3") x 2.70m (8'11")
 Separate study, front aspect window, laminate floor, BT point, radiator.

Utility Room (Ground Floor)

1.90m (6'3") x 1.60m (5'3")
 Separate utility room with additional storage and work surface. Space and plumbing for additional appliances, door to garden.

Bathroom (First Floor)

Modern suite in white comprising bath, separate shower cubicle, WC and wash basin. Heated towel rail, frosted window.

Bedroom 1 (First Floor)

5.40m (17'9") x 3.70m (12'2")
 Master bedroom with double aspect windows, large built in wardrobe with mirror fronted sliding doors, radiator. Door to en-suite shower room.

Bedroom 1 en-suite (First Floor)

Modern suite in white comprising double sized shower cubicle, WC and wash basin. Heated towel rail, inset spot lights, frosted window.

Bedroom 2 (First Floor)

4.40m (14'6") x 2.80m (9'3")
 Second double bedroom, double aspect windows, built in wardrobe, radiator.

Bedroom 3 (First Floor)

3.50m (11'6") x 3.20m (10'6")
 Third double bedroom, front aspect window, radiator.

Bedroom 4 (First Floor)

4.00m (13'2") x 2.70m (8'11")
 Fourth double bedroom, rear aspect window over looking the garden, radiator.

Agents notes

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents notes

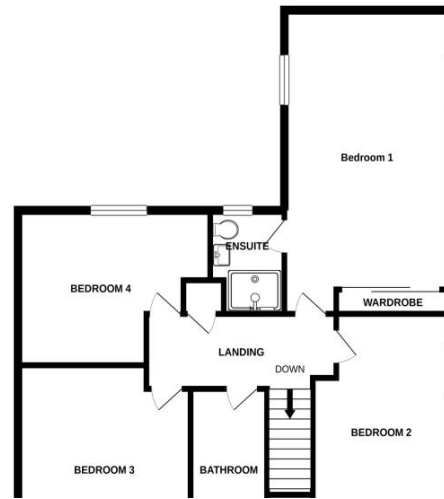
There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents notes

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

Garage & Parking

Single brick built garage with power & light. Two private parking spaces. On street parking.

1ST FLOOR
 830 sq.ft. (77.1 sq.m.) approx.

Downstairs Cloakroom (Ground Floor)

Suite in white comprising WC and wash basin. Frosted window, radiator.

Entrance Hall (Ground Floor)

Part glazed front door to impressive entrance hall with quality laminate floor, built in storage cupboard, radiator, stairs to first floor.

Kitchen Dining Room (Ground Floor)

6.50m (21'4") x 4.10m (13'6")
 Impressive 21ft long kitchen dining room with bay window and glazed doors to garden. The kitchen area has ample storage and work surface. Appliances include 5 burner gas hob, double oven, cooker hood, integrated dishwasher and fridge/freezer. Quality laminate flooring, inset spotlights, dining area, door to utility room.

Living Room (Ground Floor)

5.60m (18'5") x 3.70m (12'2")
 Large living room with double aspect windows and glazed doors to garden that all allow much natural light in providing the room with a bright and welcoming feel. Quality laminate flooring, TV / BT points, radiator.

Energy ratings

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	92	93	Very environmentally friendly - lower CO ₂ emissions	A	A
(82-91)	A	B	(81-91)	B	B
(69-81)	B	C	(76-86)	C	C
(55-68)	C	D	(55-65)	D	D
(39-54)	D	E	(30-54)	E	E
(21-38)	E	F	(11-29)	F	F
(1-20)	F	G	(1-10)	G	G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Directions: Leave the city via the Newmarket Road, proceed to the Cringleford roundabout before the A11 and turn right, follow the road and straight over the 1st roundabout and at the 2nd roundabout at the 3rd turn left onto Colney Lane and 1st left into Haldane Dr.