



52 Dragonfly Lane | Cringleford | Norwich | NR4 7JR

£325,000

****OVERLOOKING THE PARK**** Gilson Bailey are delighted to offer this well presented, three bedroom, three storey townhouse located on a modern estate in the sought after suburb of Cringleford. Accommodation comprises entrance hall, kitchen/diner and WC to the ground floor. On the first floor there is a lounge and bedroom and to the second floor there are two further bedrooms and a bathroom off landing. Outside there is an enclosed lawned rear garden with access to a garage with parking in front. The house benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent family home or buy to let investment so be quick to book a viewing.





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.
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Location

Cringleford village is on the banks of the River Yare with local amenities to include Waitrose supermarket, doctors surgery, Ofsted rated outstanding schooling with popular pubs and restaurants in the neighbouring village of Eaton and other surrounding villages. There is also ease of access to the vibrant and historic centre of Norwich, Eaton Park, University of East Anglia, Norfolk & Norwich University Hospital and the A11 main Cambridge/London route.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/diner, WC and stairs to first floor.

Kitchen/Diner 22'9" x 14'11"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob, fitted oven, integrated dishwasher, fridge and washing machine, patio doors, radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to lounge, bedroom and stairs to first floor.

Lounge 14'9" x 13'11"

Patio doors to two Juliet balconies, radiator.

Bedroom Two 10'9" x 10'8"

Double glazed window, radiator, built in wardrobes.

Second Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 13'9" x 11'0"

Double glazed window, radiator, built in wardrobes.

En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, extractor.

Bedroom Three 10'4" x 8'6"

Double glazed window, radiator.

Bathroom

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Lawned garden enclosed by timber fencing with rear gated access to:

Garage

With parking in front.


Local Authority

South Norfolk District Council - Tax Band C

Tenure

Freehold


Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 89 |
| (69-80) C | 79 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.