



40 Dragonfly Lane, Cringleford

Guide Price £350,000

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Cringleford, Norwich

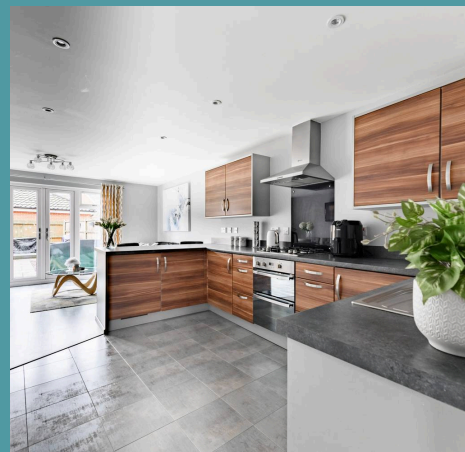
Guide Price: £350,000 - £375,000. This stylish and well-presented three-bedroom mid-terraced house is the perfect family home. Spread over three floors, the property offers spacious living with three double bedrooms, two featuring built-in wardrobes, and one with a free-standing wardrobe, along with a cloakroom, family bathroom, and ensuite.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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Cringleford, Norwich

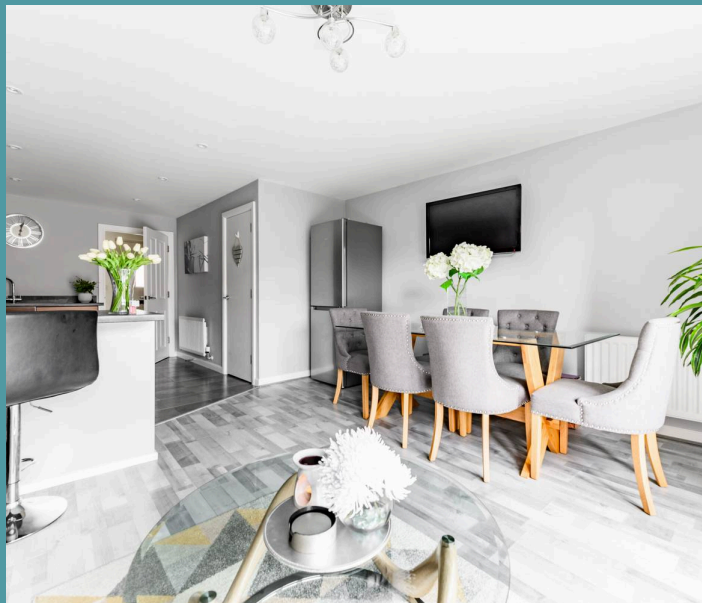
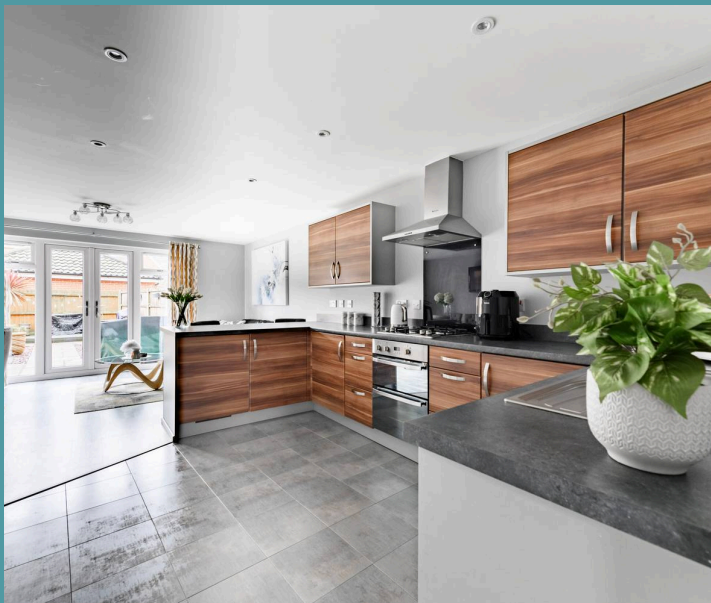
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Location

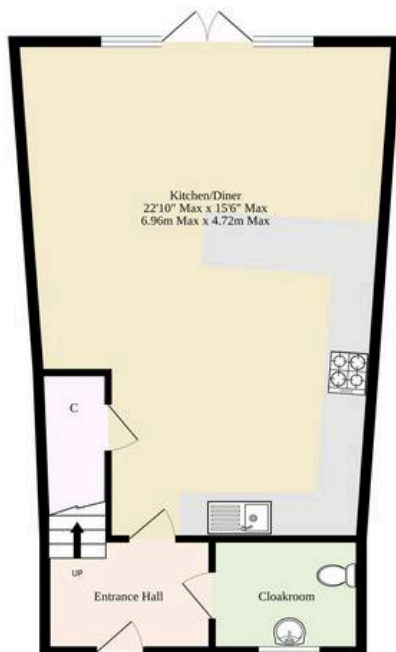
Dragonfly Lane, Cringleford, is a highly sought-after location offering both convenience and a peaceful setting. Situated in a well-established residential area, it is within easy reach of local shops, schools, and excellent transport links, making daily life more manageable. The area is known for its family-friendly atmosphere, with green spaces and parks nearby, providing a great environment for outdoor activities. With its proximity to Norwich, residents can enjoy the benefits of city living while having a quieter, more relaxed place to call home.

Dragonfly Lane, Cringleford

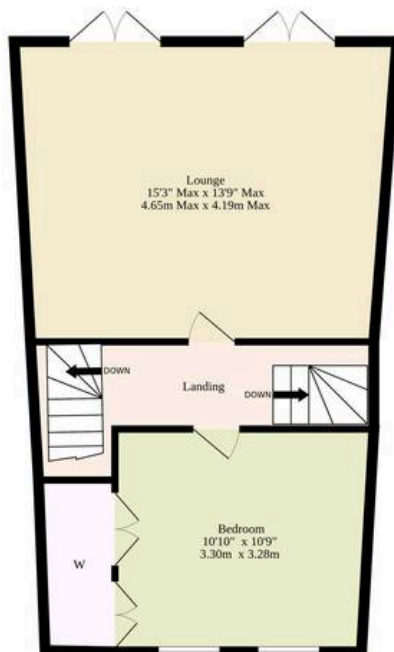
Upon entering through the entrance hall, the property features a convenient ground-floor cloakroom, setting the tone for practicality and modern living. The bright and modern kitchen/diner offers plenty of built-in cupboards,



Ground Floor
415 sq.ft. (38.6 sq.m.) approx.



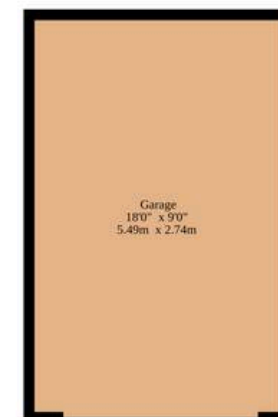
1st Floor
308 sq.ft. (28.6 sq.m.) approx.



2nd Floor
345 sq.ft. (32.1 sq.m.) approx.



163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

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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