



104 Dragonfly Lane, Cringleford

Minors & Brady





# 104 Dragonfly Lane

## Cringleford, Norwich

Contemporary village living in one of Norwich's most sought-after locations. This spacious and beautifully designed coach house offers generous open-plan living, two well-proportioned double bedrooms and the convenience of covered parking. The impressive layout creates a bright and sociable environment, perfectly suited to modern lifestyles. Thoughtfully designed throughout, the property benefits from a well-equipped kitchen with excellent storage, a modern bathroom and a private entrance. Positioned within the desirable village of Cringleford, residents enjoy easy access to local amenities, the NNUH, UEA, Norwich city centre and the A47.

- Spacious modern coach house in highly sought-after Cringleford location
- Bright open-plan living and dining space ideal for entertaining
- Well-appointed kitchen offering excellent storage and worktop space
- Two generous double bedrooms providing flexible accommodation throughout
- Contemporary bathroom fitted with useful built-in storage solutions
- Private entrance creating an added sense of independence and privacy
- Large covered carport providing secure parking and storage space
- Ideal purchase for first-time buyers, professionals or investors
- Easy access to the NNUH, UEA and Norwich city centre
- Conveniently positioned near amenities, parks, Waitrose and A47 links









# 104 Dragonfly Lane

## Cringleford, Norwich

### The Location

Dragonfly Lane is positioned within the highly sought-after village of Cringleford, one of Norwich's most desirable residential locations. Combining a strong sense of community with excellent convenience, the village is particularly popular with families, professionals and those looking to enjoy a quieter setting without compromising on access to the city.

A wide range of everyday amenities are close at hand, including a Tesco Express within walking distance, as well as the nearby Waitrose, cafés, shops and services at Eaton and the adjoining areas. The Harford Bridge Retail Park is also easily accessible, providing an excellent selection of larger retailers, supermarkets and leisure facilities.

Families are well catered for, with well-regarded local schools nearby, including Cringleford CE VA Primary School, while a number of parks, green spaces and countryside walks can be enjoyed throughout the village and surrounding area.

For those working in healthcare, education or research, the Norfolk and Norwich University Hospital and the University of East Anglia are both just moments away, making this a particularly convenient location. Norwich city centre is within easy reach, offering an extensive range of shopping, dining, entertainment and cultural attractions.

The area also benefits from excellent transport links, with quick access to the A47 providing straightforward connections across Norfolk and beyond. Offering the perfect balance of village charm, green surroundings and modern convenience, Cringleford continues to be one of the area's most desirable places to call home.



M&B





## 104 Dragonfly Lane

Cringleford, Norwich

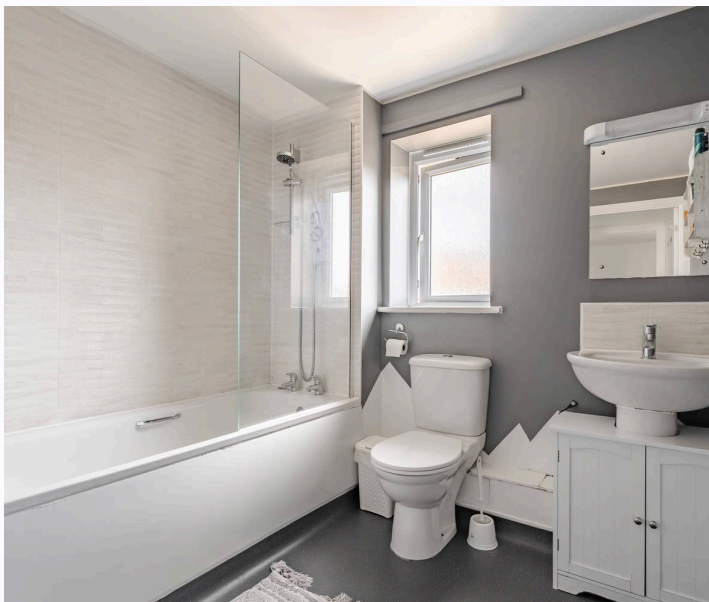
### Dragonfly Lane, Cringleford

Occupying a generous and well-designed layout, this modern coach house offers spacious, low-maintenance living in one of Norwich's most sought-after villages. Combining open-plan living, well-proportioned double bedrooms and valuable covered parking, the property is perfectly suited to first-time buyers, professionals, downsizers and investors alike.

Accessed via a private entrance hall, stairs rise to the main accommodation where a bright and impressive open-plan living space forms the heart of the home. With ample room for both comfortable seating and dining areas, this versatile space is ideal for modern lifestyles, creating an inviting environment for relaxing, entertaining and everyday living.

The adjoining kitchen has been thoughtfully designed to maximise both storage and practicality, featuring an extensive range of wall and base units alongside generous worktop space for food preparation. There is also dedicated space for essential appliances, ensuring the kitchen remains both functional and uncluttered.

The property continues with two well-proportioned double bedrooms, each offering excellent floorspace and flexibility for a variety of uses, whether as comfortable sleeping accommodation, a guest room or home office setup.



M&B





## 104 Dragonfly Lane

Cringleford, Norwich

Serving the bedrooms is a contemporary bathroom fitted with a modern suite, complemented by useful storage solutions to help keep the space organised and functional.

A particular advantage of this coach house is the substantial carport/garage space located beneath the property, providing sheltered parking and valuable additional storage rarely found in similar homes.

### Agent's Note

This property will be sold leasehold with 116 years remaining on the lease.

Connected to mains water, electricity, gas and drainage.

Ground rent/maintenance: £86.45 paid monthly.



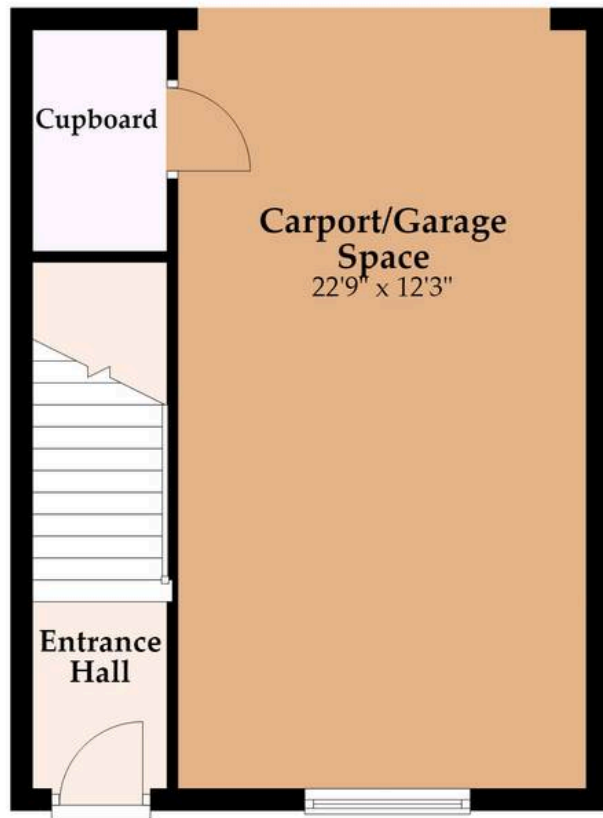
---

M&B



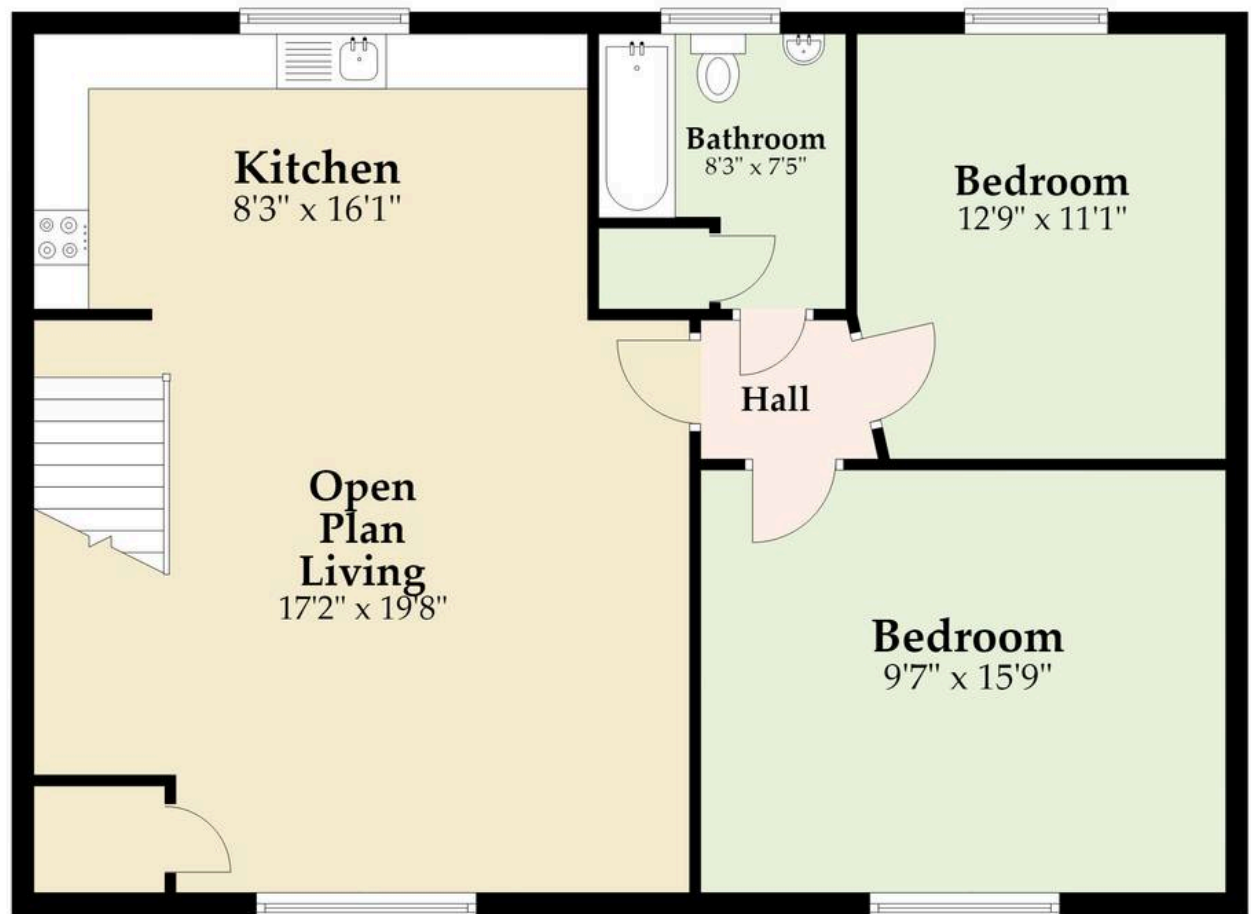
## Ground Floor

Approx. 385.2 sq. feet



## First Floor

Approx. 867.1 sq. feet



Total area: approx. 1252.3 sq. feet

**M&B**

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.

Plan produced using PlanUp.



Dreaming of this home?  
Let's make it a *reality*.



Meet *Liam*  
Branch Manager



Meet *Nagilla*  
Aftersales Team Leader



Meet *Tristan*  
Senior Property Lister

Minors & Brady  
*Your home, our market*

 [norwich@minorsandbrady.co.uk](mailto:norwich@minorsandbrady.co.uk)

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM





## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

**T: 01603 210378**  
**E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)**