



105 | Dragonfly Lane | Cringleford | NR4 7SP  
£310,000

**BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- \*\*\* MOTIVATED SELLERS - call now to view \*\*\*
- Well presented four bedroom townhouse in a sought after location
- Spacious accommodation arranged over three floors
- Bay fronted kitchen/diner and lounge with patio doors to the enclosed garden
- Three bedrooms and a family bathroom located on the first floor
- Main bedroom with fitted cupboard and ensuite located on the second floor
- Ground floor WC, first floor bathroom, and ensuite
- Enclosed rear garden with low-maintenance astroturf and a small patio area
- Double glazed and gas central heating throughout
- Popular roundhouse park location



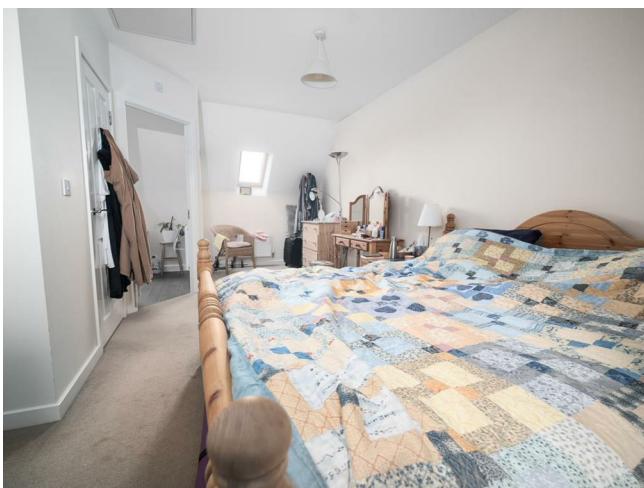
## About the Property

\*\*\* VENDORS FOUND \*\*\* This well presented four bedroom townhouse is located on the highly sought after Round House Park development and offers spacious accommodation throughout, making it an excellent opportunity for first time buyers, families, or investors alike.

The ground floor features a WC, a bay fronted kitchen/diner, and a spacious lounge with patio doors opening to the enclosed rear garden. The first floor offers two bedrooms, a family bathroom, and stairs leading to the top floor. On the third floor, you'll find the main bedroom complete with built-in cupboards, and an ensuite shower room.

Offering generous living space in a desirable location close to local amenities and transport links, this property presents a fantastic opportunity within this popular development.





## The Outside

To the rear of the property, the enclosed garden features astroturf and a small patio area, with a path leading to a rear gate providing access to the car park beyond. The property also benefits from a garage and off-road parking. To the front, there is a small, well-kept gravelled area beneath the bay window with a path leading to the front door, creating an attractive and low-maintenance approach.

## The Location

Dragonfly Lane is located on the Round House Park development in Cringleford, just a short distance from the Tesco Express, the Norfolk and Norwich Hospital, the Norwich Research Park, and the University of East Anglia. The property also offers convenient access to Norwich city centre, the A47, and the A11. Cringleford is a highly regarded suburb situated approximately two miles southwest of Norwich. It combines historic character with modern development and offers a range of local amenities, including a well-rated primary school, local shops, and green spaces. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus. Its proximity to the A11 makes Cringleford particularly well-suited for those commuting to Cambridge, London, or elsewhere in the region.

## Directions

Enter the Round House Park development via Round House Way. Take the first exit at the first roundabout, then the second exit at the next. Turn right onto Dragonfly Lane, continue past the turning for Tesco Express, and the property can be found on the right-hand side, a short distance beyond the care home.

## Agents Note

Agents Note: The vendors are purchasing a new build home which is due for completion in December 2025

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding.

### Referral Fees-

Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

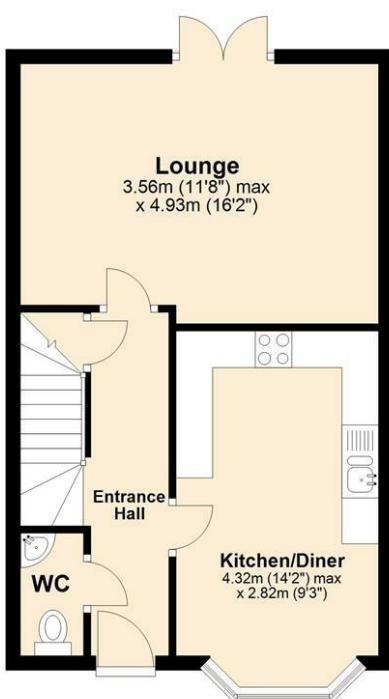
### GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.



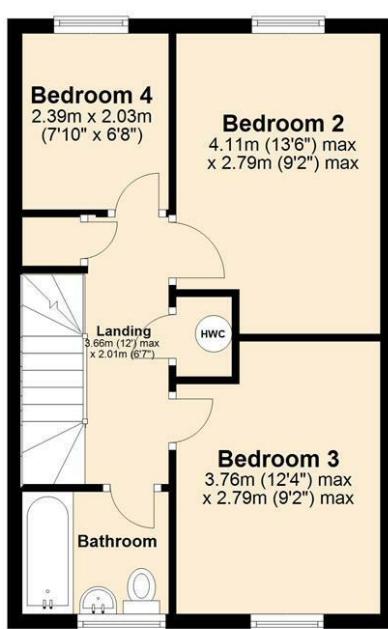
## Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



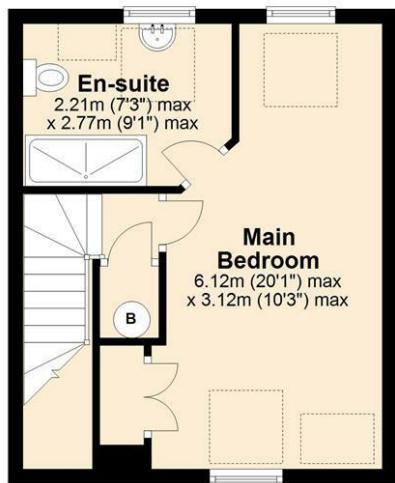
## First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



## Second Floor

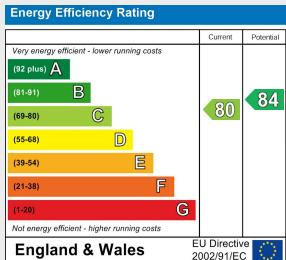
Approx. 30.0 sq. metres (322.5 sq. feet)



Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



**Tenure:** Freehold

**Council Tax Band:** C

**Local Authority:** South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ

[sales@butterflyhomes.co.uk](mailto:sales@butterflyhomes.co.uk)

[www.butterflyhomes.co.uk](http://www.butterflyhomes.co.uk)

**01603 870870**

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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN



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