



## Woodpecker Lane, Cringleford, Norwich

£1,400 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Semi-Detached Modern Family Home
- ✓ Popular Residential Location
- ✓ 17' Sitting Room
- ✓ Family Bathroom & Separate Cloakroom
- ✓ Three Generous Bedrooms
- ✓ Separate Utility Room
- ✓ Private & Enclosed Garden
- ✓ Driveway Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







Situated in the POPULAR RESIDENTIAL LOCATION of ROUND HOUSE PARK in CRINGLEFORD, on a QUIET CUL-DE-SAC, you will find this WELL PRESENTED SEMI-DETACHED FAMILY HOME, offered with DRIVEWAY PARKING and a larger than expected rear garden. Internally as you enter through the main door into the spacious HALLWAY, you will then find a 17' DUAL ASPECT SITTING ROOM, CLOAKROOM and SEPARATE KITCHEN/DINING ROOM, leading into UTILITY ROOM. On the first floor you will find THREE GENEROUS BEDROOMS off the landing, as well as a MODERN FAMILY BATHROOM. The rear garden is larger than average on the development and has been cleverly LANDSCAPED to create different seating areas as well as offering a LARGE LAWNED AREA and garden shed. To the side of the property there is TANDEM OFF ROAD PARKING for TWO VEHICLES.

#### LOCATION

The village of Cringleford is located approximately four miles from the centre of Norwich and has excellent road links to the A11. Situated on the Round House Park development, local schooling, pre-schooling and shops can be found within walking distance. Further local amenities include shops, a Waitrose, schools, pubs and sporting clubs. Cringleford Primary School has superb facilities and high standards of teaching (the last OFSTED report rated the school as Good). Norfolk and Norwich University Hospital is located in Cringleford and the village also has a medical practice.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR4 7LS), but to help you...Enter the development from the A11 Newmarket Road via Roundhouse Way, and take the second exit at the roundabout into Dragonfly Lane and the first left onto Brambling Lane. The take the right hand turn onto and then the left hand turn onto Woodpecker Lane where the property can be found on the right hand side indicated by our to let board.

Fronting Woodpecker Lane there is a small paved pathway leading to the main entrance door.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, stairs to first floor landing, smooth ceiling, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, radiator, tiled effect flooring smooth ceiling with extractor fan.

#### SITTING ROOM

17' x 9' 7" (5.18m x 2.92m) Wood effect flooring, radiator x2, uPVC double glazed window to front and rear, television and telephone points, smooth ceiling.

### **KITCHEN/DINING ROOM**

17' x 9' 4" (5.18m x 2.84m) An open plan space with the kitchen comprising a fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset gas hob with extractor fan and built-in electric oven/grill, tiled splash backs, space for fridge freezer and dishwasher, radiator x2, uPVC double glazed window to front and rear, tiled effect flooring, smooth ceiling, opening to:

### **UTILITY ROOM**

7' x 5' 2" (2.13m x 1.57m) Complementary rolled edge work surface, with space beneath for washing machine tiled splash backs, wall mounted gas fired central heating boiler, radiator, large built-in under stairs storage cupboard, tiled effect flooring, uPVC obscure double glazed door to rear garden, smooth ceiling.

### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, radiator, uPVC double glazed window to rear, built-in airing cupboard, smooth ceiling doors to:

### **DOUBLE BEDROOM**

10' 7" x 9' 11" (3.23m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer tap and thermostatically controlled shower, tiled splash backs and tiled effect flooring, radiator, uPVC obscure double glazed

window to rear, smooth ceiling with extractor fan.

### **DOUBLE BEDROOM**

9' 11" x 8' 3" (3.02m x 2.51m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

### **DOUBLE BEDROOM**

16' 10" x 8' 6" (5.13m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to front x2, smooth ceiling with loft access hatch.

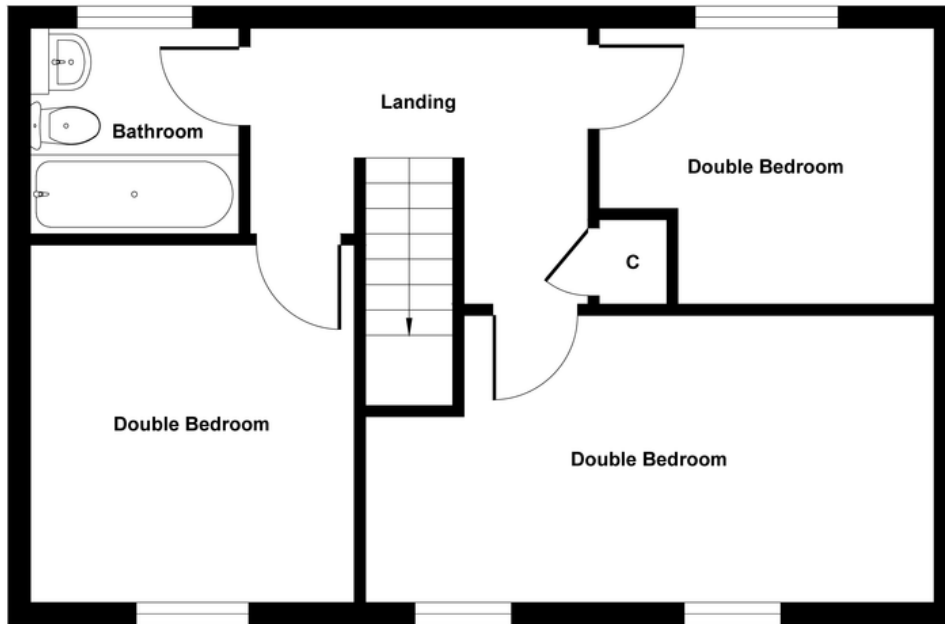
### **OUTSIDE**

Accessed from the door in the utility room, you step onto a paved patio area. You will find two pleasant patio seating areas ideal for alfresco dining, one of which is shingled and the other is paved. There are raised sleepers which lead up onto the predominantly lawned rear garden with planted borders to the side and rear. The garden is fully enclosed with timber fence panelling with a side gate leading to the front of the property. A useful timber shed can also be found to one corner.

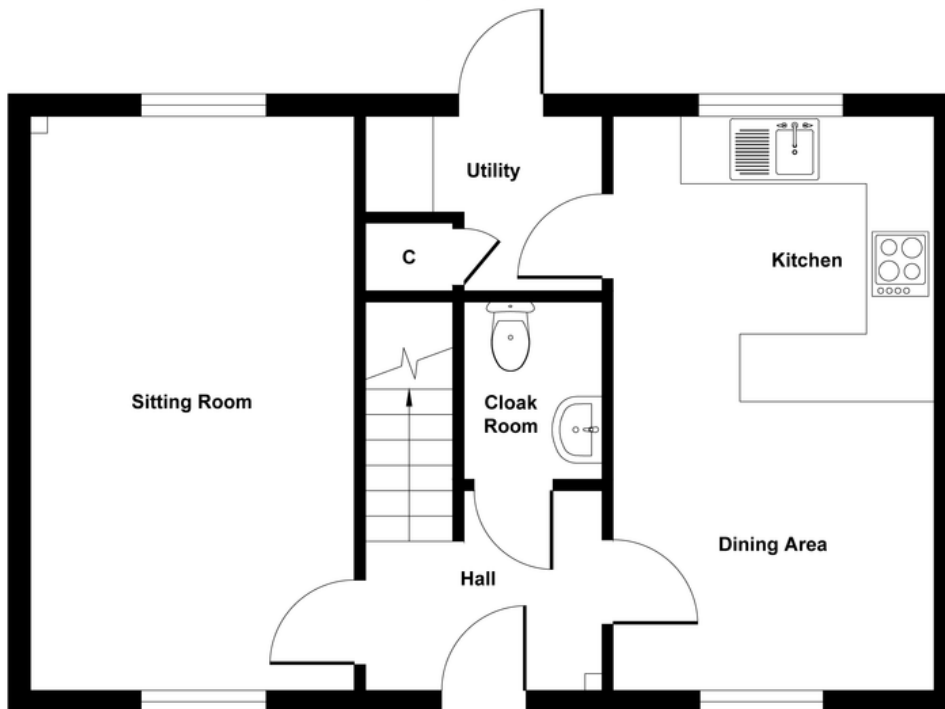
### **OFF ROAD PARKING**

To the side of the property you will find a private driveway with tandem parking for two vehicles off road.





**First Floor**  
 Approximate Floor Area  
 454 sq. ft  
 (42.17 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 454 sq. ft  
 (42.17 sq. m)

**Approx. Gross Internal Floor Area 908 sq. ft / 84.34 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.