



THE STORY OF

# 8 Colney Lane

*Cringleford, Norfolk*

**SOWERBYS**



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THE STORY OF

# 8 Colney Lane

Cringleford, Norwich, Norfolk  
NR4 7RE

Prime Location

Two Reception Rooms

Four Bedrooms

Period Features

Excellent Outbuilding

Garage

Private Garden

Pedestrian Access to 'The Cut', Linked to the River Yare

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“We loved sitting and eating meals in the dining room, not overlooked but still being able to see life and familiar faces passing by on Colney Lane.”

It is all about location and opportunity. This wonderful property offers great accommodation with enormous potential to enhance further if required. Built in the 1920's, there is evidence of the period with high ceilings and signature bay windows. Built in 1924 to be exact, it was a classic square shaped 20's bungalow with porch veranda and called 'The Nook'. The flat roof extension was added around the 1950's which gave it the present layout. Being one of the

earliest properties to be built at the start of Colney Lane means it still retains its waterside plot next to 'The Cut' at the end of the right-of-way leading out of the back garden down to the river.

The well-balanced accommodation is versatile and the rooms can all be used for a number of different purposes. The property is currently arranged to provide four bedrooms and two reception rooms as well as the kitchen.









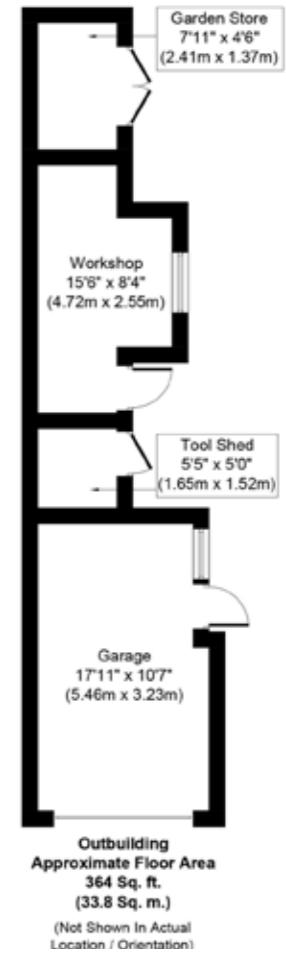
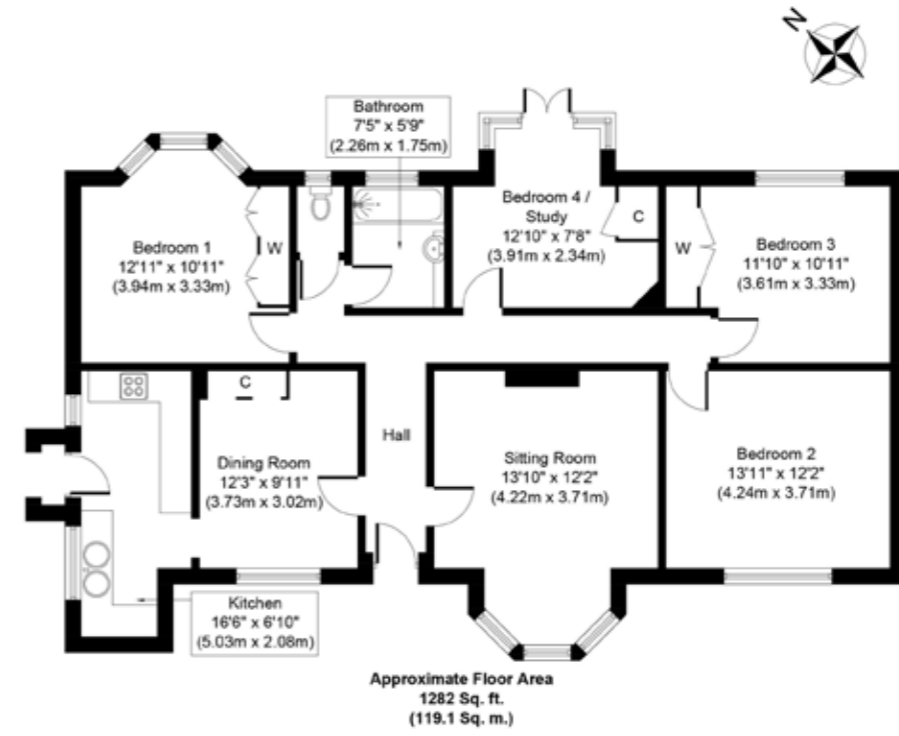
There are superb views of the garden and the property is nicely tucked away from the road. If it's pottering around outside you enjoy, the great outbuildings work really well as a workshop, separate tool shed and garden store, not forgetting to mention the garage. The garden is a real delight. The front provides parking as well as a mature well-maintained garden with established hedging. The rear garden is perfect for relaxing or entertaining with its raised terrace, sweeping lawn, established trees and hedging, as well as a secret path that takes you down to the River Yare.



“Another favourite spot is outside in the back garden; sitting on the bench or in a deck chair facing the house taking in the late afternoon spring and summer sunshine.”







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Cringleford

IS THE PLACE TO CALL HOME



The village of Cringleford is located approximately 4 miles from the centre of Norwich and has excellent road links to the A11. 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.

Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was

the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchants' houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



UEA Broad

“We enjoyed walking, so a favourite route was to stroll up Colney Lane to the open spaces of the University and its parkland, then walk past the lake and along the banks of the River Yare.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 2000-1713-0522-7225-3123

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

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# SOWERBYS



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