



THE STORY OF

# 18 Armitage Close

*Cringleford, Norfolk*

SOWERBYS



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# 18 Armitage Close

Cringleford, Norwich, Norfolk  
NR4 6XZ

No Onward Chain

Highly Sought-After Location

South-Facing Garden with Lovely Terrace

Three Spacious Reception Rooms

Tandem Garage and Brickweave Driveway

Re-Fitted Kitchen and Bathrooms Since New

Perfect Location for Commuting

Close to Amenities

Comfortable as a Five Bedroom Home

Double Glazing, Updated Since Property was Built

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“A great location with lovely neighbours, somewhere which feels safe and is so close to the city.”

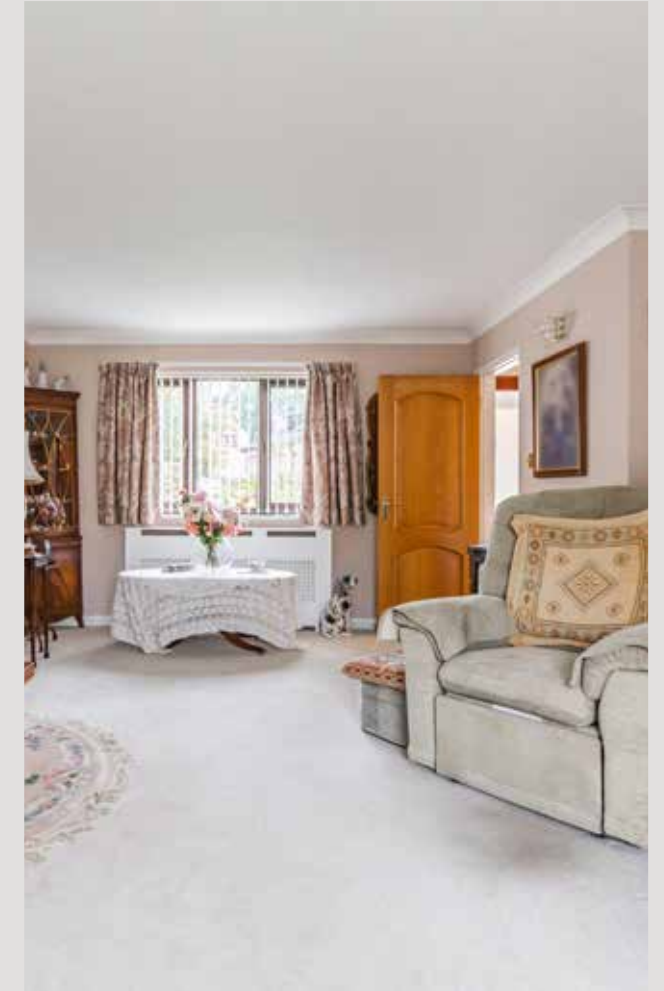
Situated in a cul-de-sac in arguably one of the city's most affluent and sought-after locations, this four bedroom detached family home is offered to the market with no onward chain.

On entering you will be immediately struck by how spacious the ground floor accommodation is. There are three

reception rooms, a kitchen/breakfast room, separate utility room and ground floor WC.

The first floor offers four bedrooms, en-suite to the principal bedroom and bathroom. The bathrooms, kitchen and windows have all been updated. Storage is in abundance to both floors.







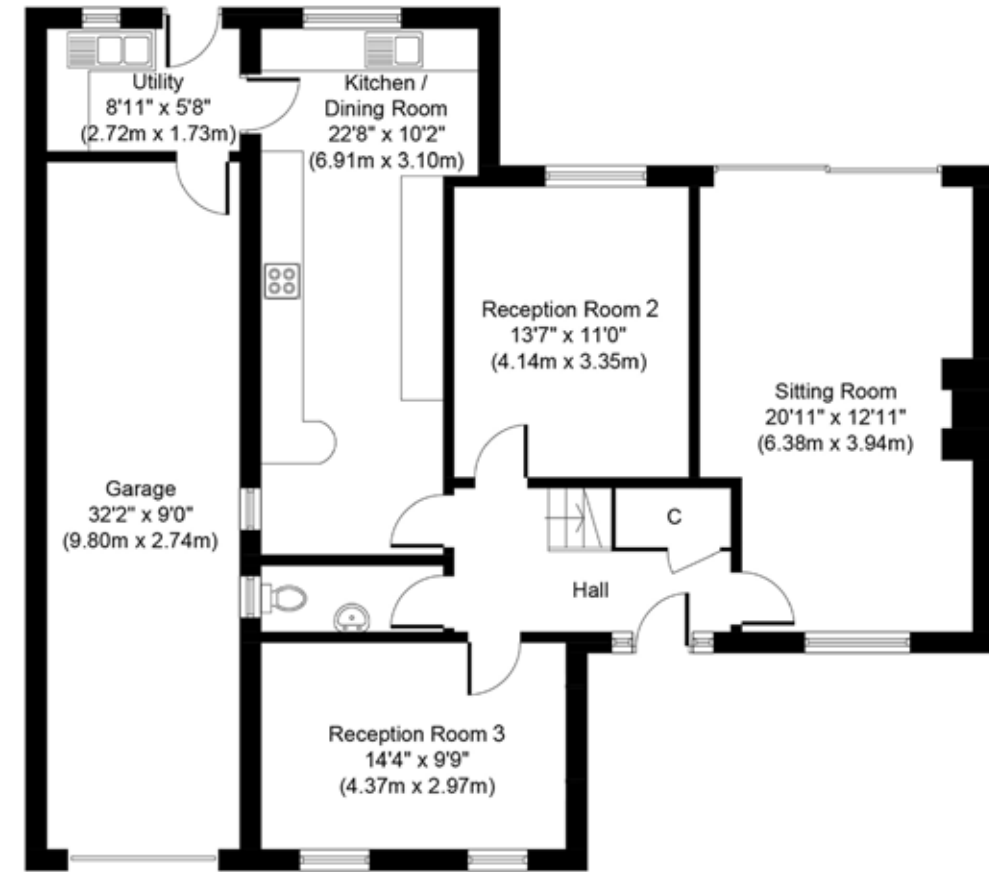
The mature rear garden is extremely private and south facing, and features a raised terrace running the full length across the rear – just perfect for entertaining. To the front there is a brickweave driveway which leads to a spacious tandem garage with electric door, providing more excellent storage to the house.

The property has been extremely well-cared for by the owners with the boiler having been serviced this year and all maintenance kept to a high standard. Neutral carpets and decor throughout were completed four years ago and with just a little TLC here and there, this will be a family home to be cherished.

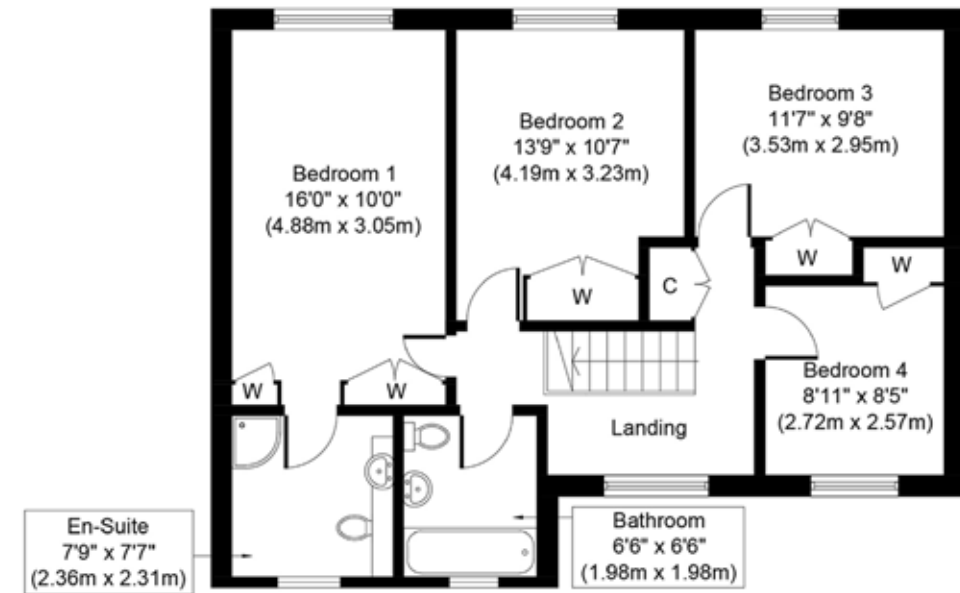
Locations do not come much better than this with the university, hospital, A47 southern bypass and all right on your doorstep. There is also an array of local amenities such as schools, doctors, excellent pubs, post office, parks, a Waitrose and extensive choices for dog walkers. The city is just a stone's throw away with regular buses seven days a week.







Ground Floor  
Approximate Floor Area  
1298 Sq. ft.  
(120.6 Sq. m.)



First Floor  
Approximate Floor Area  
762 Sq. ft.  
(70.8 Sq. m.)

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



"The raised south-facing terrace has been one of our favourite spots in the house."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0400-2833-7264-9894-5175

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.

## AGENT'S NOTE

Freehold service charge £259 payable twice per annum.

The property is owned by a relative of a Sowerbys member of staff.

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# SOWERBYS



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