



Lobelia Lane, Cringleford, Norwich

Guide Price £340,000 - £360,000 Freehold

Energy Efficiency Rating : C

- ✓ Semi-Detached Home
- ✓ Excellent Position Near NNUH & UEA
- ✓ Access to A47 & Norwich City Centre
- ✓ Sitting Room & Kitchen/Dining Room
- ✓ Four Bedrooms
- ✓ Bathroom & Cloakroom
- ✓ Gardens to Rear
- ✓ Two Allocated Parking Spaces

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





IN SUMMARY

DECEPTIVELY SPACIOUS ACCOMMODATION

positioned near the NNUH & UEA for those needing a short walk to a place of work or study, and the A47 or A11 for a longer commute by car or bus. This property would be an excellent INVESTMENT as a standard let or with multiple occupancy. The ground floor features an OPEN PLAN KITCHEN/DINING ROOM which is L-SHAPE and has an adjoining UTILITY ROOM with work-surfaces and space provided for WHITE GOODS. There is also a W.C and a generous SITTING ROOM to the ground floor. Heading upstairs, FOUR BEDROOMS can be found, all accessed off landing and a FAMILY BATHROOM with a THREE PIECE SUITE. The property is on a CORNER PLOT with TWO ALLOCATED PARKING SPACES - one of which is directly outside the property.

SETTING THE SCENE

Tucked away on Lobelia Lane, this home has a hard standing pathway providing access to the main property and rear gardens. There are two parking spaces included one of which is immediately outside the front door and the other to one corner of the communal turning/parking area.

THE GRAND TOUR

Once inside, the entrance hall is home to the stairs leading to the first floor, cloak and boot storage space and doors leading into all the ground floor accommodation. To the left hand side, the W.C which has a two piece suite and window to front for light. Straight ahead, a door into the kitchen/dining room and on the right hand side, the sitting room. With luxury carpets underfoot, the sitting room has a timber fire surround as a focal point in the room with space for an electric fire to be added. The room is large enough for soft furnishings and still leaving a pathway into the kitchen/dining room. Wall and base level units are laid out in an L-Shape with integrated cooking appliances, there are two windows for light and additional light shines through from the utility room which is adjacent. The utility room is home to the boiler, a door to the rear garden and with worktop for tucking away white goods under. Upstairs all four bedrooms lead from the landing as well as the family bathroom. The main bedroom has built-in storage with sliding doors.

THE GREAT OUTDOORS

The rear gardens wrap around to one side given that this property is positioned on a corner plot. There is a patio for garden furniture which becomes a pathway leading through a timber gate to the frontage. The garden itself is laid to lawn with timber panel fencing and ample space for flower-bedding or potted plantings.

OUT & ABOUT

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.

FIND US

Postcode : NR4 7JU

What3Words : ///author.venue.moon

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1014.45 ft²
94.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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