

DUNLIN DRIVE

# Cringleford, Norwich NR4 7PX

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Home
- Popular Residential Location
- Presented In Good Order
- Sitting Room & Kitchen/Dining Room
- Three Ample Bedrooms
- En-Suite, Bathroom & W.C
- Generous & Private Rear Garden
- Allocated Off Road Parking

### IN SUMMARY

This WELL PRESENTED modern SEMI-DETACHED HOME on a popular development is conveniently located for the OFSTED 'Outstanding' primary school, the city and transport links. The property benefits from its excellent location close to the UEA and HOSPITAL whilst also being relatively quiet and offers THREE BEDROOMS including master with EN-SUITE, GENEROUS SITTING ROOM, plus kitchen/dining room with white high gloss units and integrated appliances which opens directly onto the rear garden. Externally you will find a PRIVATE and ENCLOSED rear garden with large patio area and allocated off-road parking to the front. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED central heating.

### SETTING THE SCENE

Approached via brickweaved frontage providing off road allocated parking with pathway leading to the main front door and pathway to the side leading to the rear garden. The frontage provides a small area of garden with shrubs and planting enclosed by wrought-iron railings.

### THE GRAND TOUR

Entering via the main entrance door to the front you are welcomed by the main hallway with the access to the first floor landing and a WC as well downstairs storage. The main sitting room can be found to the left overlooking the front. The kitchen/dining room to the rear is a sleek modern room with a range of storage cupboards and rolled edge worksurfaces. You will also find integrated appliances to include a dishwasher, fridge/freezer, washing machine and eye level electric oven and grill with gas hob and extractor fan over, with further space on offer for further white goods. There is ample space for the dining table and direct double door access onto the rear garden. The first floor landing offers loft hatch access and built in airing cupboard whilst the family bathroom with a bath can be found to the rear along with a double bedroom. The main bedroom and third bedroom can be found to the front with the main bedroom benefitting from built in wardrobes and an en-suite shower room.

### THE GREAT OUTDOORS

The property is fronted by a section of brickweave drive with allocated parking. A wrought-iron railing bounds the front garden with a selection of shrubs and path to the front door. The path continues down the side of the property to a gate which opens into the enclosed rear garden which is mainly laid to lawn with large patio area ideal for outside dining. There are a selection shrubs and planting within the rear garden as well as a timber shed and trees/hedging screening the rear which is enclosed by timber fencing.



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#### 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 7PX

What3Words : ///grants.rents.neck

#### VIRTUAL TOUR

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

**Disclaimer:** 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.

Price:



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Approximate total area<sup>(1)</sup>

871.29 ft<sup>2</sup>  
80.95 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.