

HADLEY TAYLOR

7 NEWMARKET ROAD, CRINGLEFORD, NORWICH NR4 6UE

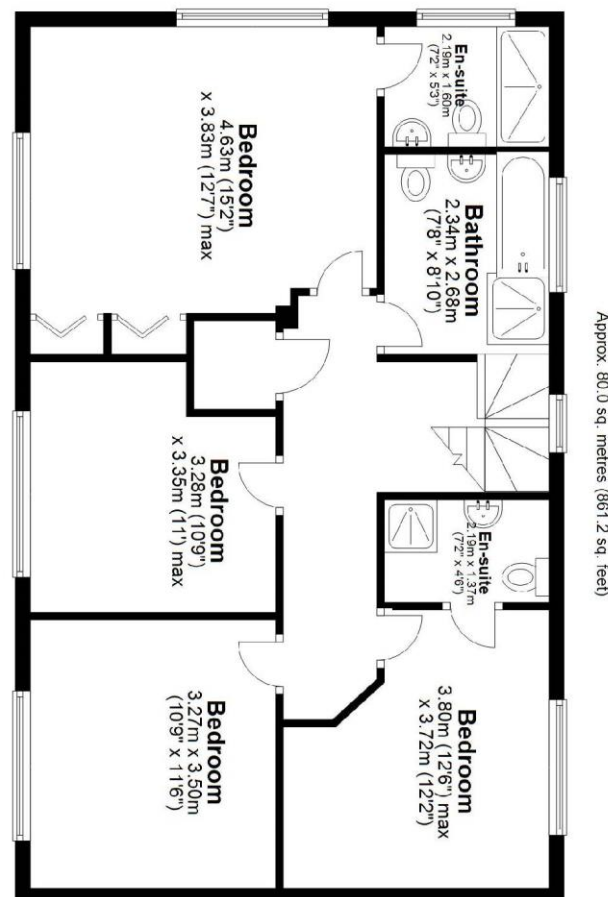
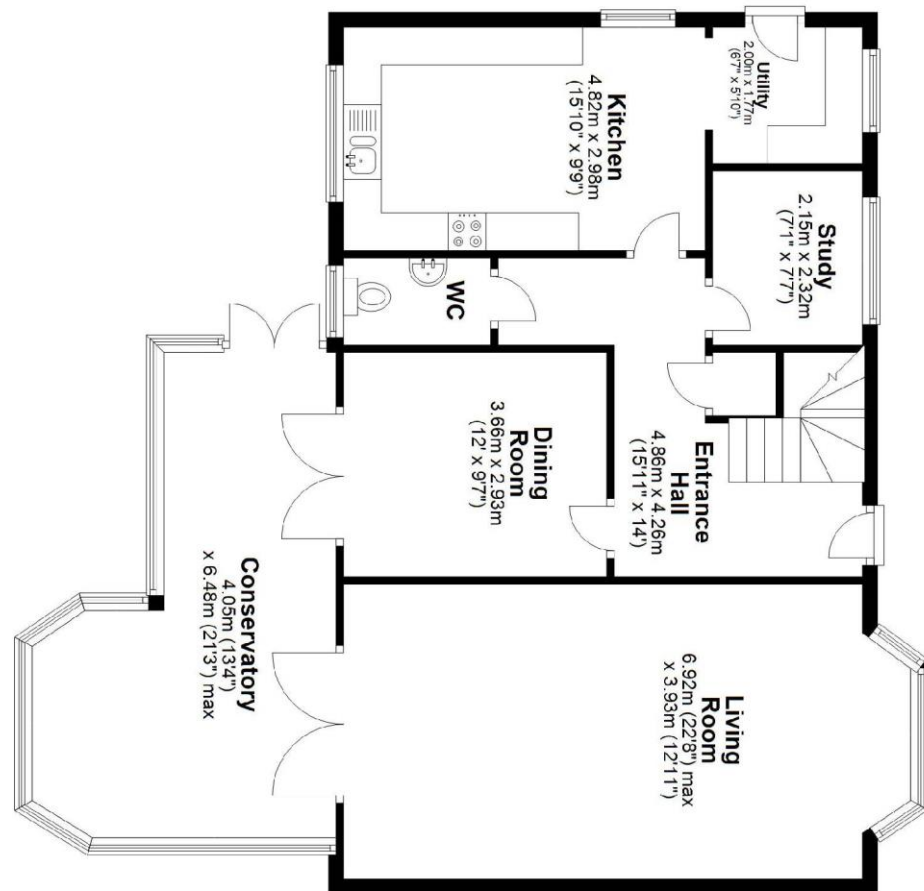
EXCELLENTLY PRESENTED DETACHED FAMILY HOUSE BUILT IN 2001 AND LOCATED IN THIS POPULAR SUBURB OF NORWICH WITH ENTRANCE HALL, 2 RECEPTION ROOMS, CONSERVATORY, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GROUND FLOOR CLOAKROOM, 4 DOUBLE BEDROOMS, 2 EN-SUITE SHOWER ROOMS, FAMILY BATHROOM, DOUBLE GARAGE, OFF STREET PARKING, GARDENS TO FRONT AND REAR, GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
ENERGY RATING C



GUIDE PRICE £750,000



Hadley Taylor Estate Agents, 37a Leopold Road, Norwich, NR4 7PJ
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Total area: approx. 181.1 sq. metres (1948.8 sq. feet)

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.

Location

Newmarket Road, Cringleford is located about four miles south west of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. From Norwich there is a half hourly mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Schools for all age groups, local shopping facilities, a Waitrose supermarket, public houses and parks are all within walking distance. The property is also in close proximity to the Norfolk and Norwich Hospital and the University of East Anglia.

Accommodation

The ground floor accommodation comprises of an entrance hall, sitting room with fireplace and bay window, dining room, study, conservatory, kitchen/breakfast room, utility room and cloakroom. On the first floor there are four double bedrooms and a family bathroom off the landing in addition to two en-suite shower rooms. The property is excellently presented throughout and benefits from gas fired central heating and double glazing.

Outside

The walled front garden is laid mainly to lawn with flower borders and a path leading from the front gate to the front door. The south facing rear garden is mainly laid to lawn with a patio area and shrub beds and borders. The double garage measures 19'5" (5.92m) x 19' (5.8m) and has two up and over doors, power and light. There is off road parking for two vehicles in front of the garage.

Directions

Leave Norwich on Newmarket Road and drive out of the city. Take the slip road to the left that leads down into Eaton Village, carry on past Waitrose, over the hump back bridge and the property can be found on the left hand side of the road.

Local Authority

South Norfolk Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's agents: Hadley Taylor 01603 250 248

Selling your home

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Hours of Business: Monday to Friday: 0900 – 1730, Saturdays: 0930 – 1500



Sitting Room



Dining Room



Conservatory



Kitchen/Breakfast Room



Garden



Rear Elevation

