

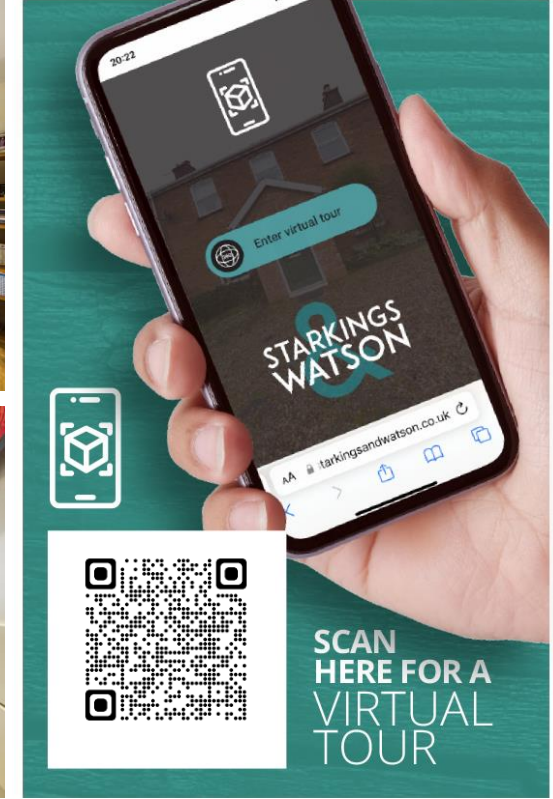
FREESIA WAY

Cringleford, Norwich NR4 7BB

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Detached Family Home
- Sought After NR4 Location
- Close to University & Hospital
- Open Plan Main Reception Room
- Three Ample Bedrooms
- Family Bathroom, En-Suite & W.C
- South Facing Rear Garden
- Driveway Parking & Garage

IN SUMMARY

Situated within the POPULAR and WELL LOCATED ROUNDHOUSE DEVELOPMENT in CRINGLEFORD, this WELL PRESENTED, three bedroom DETACHED FAMILY HOME occupies a relatively private plot. This detached home offers AMPLE DRIVEWAY PARKING with a SINGLE GARAGE, and would be an ideal opportunity for any growing family. Internally you will find the hall entrance, cloakroom, and OPEN PLAN SITTING/DINING ROOM opening into a modern kitchen. The first floor offers THREE comfortable bedrooms, en-suite shower room to the main bedroom, and a family bathroom. Externally, there is a driveway to the side providing ample off road parking leading to the single garage. The generous and SOUTH FACING rear garden offers a good degree of privacy and is fully enclosed. The property is ideally situated within a wealth of local amenities, the A11, University and hospital all on the doorstep.

SETTING THE SCENE

From the roadside you will find a hard standing driveway providing ample off road parking leading to the single garage. There is also a grassed lawn to the front and paved pathway leading to the partially covered front door.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a hallway with access to the first floor landing and to the w/c. The family friendly open plan reception room can be found to the rear with access onto the rear garden. You will find a built in storage cupboard as well as wood effect flooring with the room leading nicely into the kitchen located to the front. The modern fitted kitchen offers rolled edge worktops, plenty of cupboard storage, integrated dishwasher, fridge/freezer and electric oven with gas hob over as well as washing machine too. Heading up to the first floor landing, the main bedroom to the front benefits from double built in wardrobes as well as en-suite shower room. There are then two ample bedrooms located to the rear as well as the main family bathroom.

THE GREAT OUTDOORS

The enclosed south facing garden is mainly laid to lawn with paved terracing, decking and shingled areas as well as a timber shed and planted borders to the side.



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



OUT AND 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 7BB

What3Words : ///chained.deeply.pizza

VIRTUAL TOUR

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

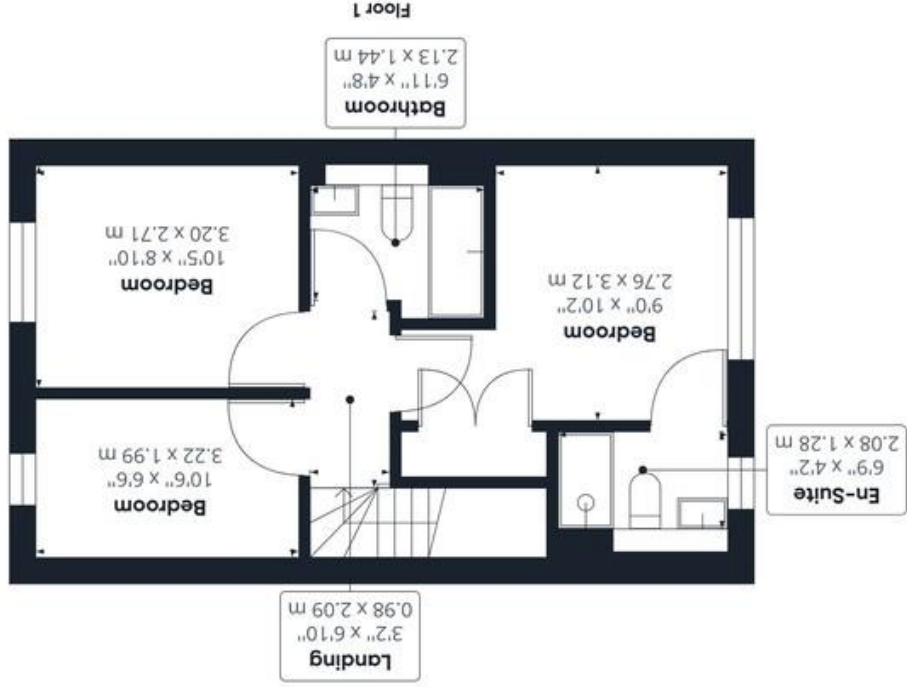
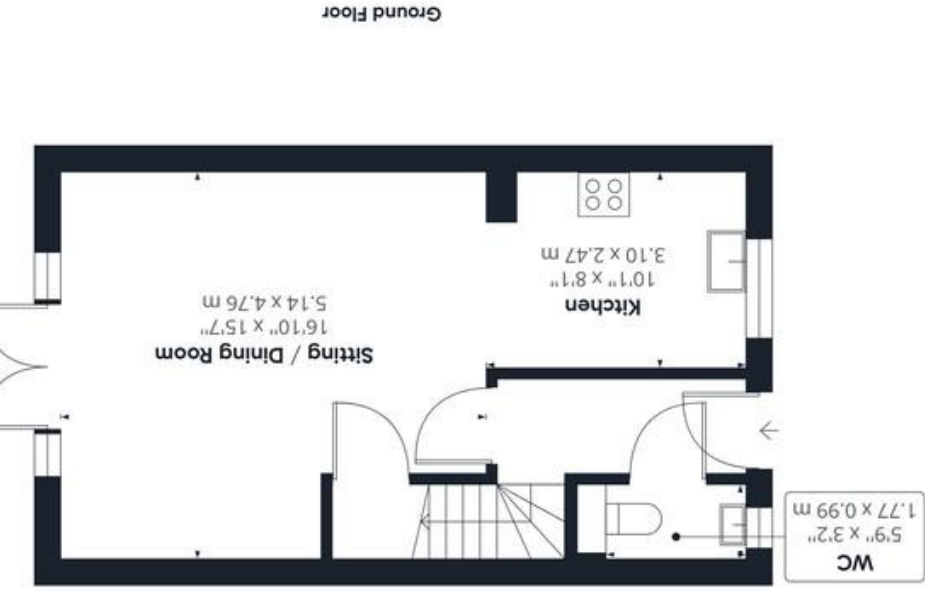
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area⁽¹⁾

807.72 ft²
75.04 m²

(1) Excluding balconies and terraces

GIRAFFE360

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