



Total area: approx. 199.0 sq. metres (2141.7 sq. feet)

OUTSIDE

As you enter Hill Farm Close, to the left-hand side is the property's approx. 19'2 x 17'7 double garage with two up and over doors, light and power, plus storage area and off-road parking in front. To the front of the property is a shingle driveway providing side-by-side off-road parking bordered by flowerbeds and shrubs. A hot water tap for dogs can be located in the front garden. To the right of the driveway is a gate within curved fencing, plus pathway leading to the entrance with steps up. This approx. 70' x 28' max. garden space features a lawn area, patio area and flowerbeds, bounded by mature hedging. Leading from the sliding doors in the lounge, the property also benefits from an approx. 30' x 30' max. courtyard-style garden area featuring raised walled flowerbeds and mature shrubs.

AGENTS NOTE

Please be advised the images used are from a previous listing.

DIRECTIONS

From Newmarket Road in Cringleford, turn into Hill Farm Close. Follow the road to the end where the property can be found directly in front of you.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

G

Energy Efficiency Rating Current D 59 Potential B 82

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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



This impressive barn conversion is situated in a highly sought-after location, close to road links and amenities. Boasting over 2,140 sq/ft. of updated and improved accommodation, full of character and charm throughout. The versatile living spaces include a 17'9 lounge with feature fireplace, separate sitting room, snug/office, 17'9 kitchen/diner with utility off, plus 4 first floor bedrooms and study. Outside benefits from off-road parking, double garage and wraparound gardens. Call now to view!

Hill Farm Close

Cringleford | Norwich | Norfolk | NR4 6UR

£2,000 pcm

Impressive barn conversion situated in a sought-after location

Boasting over 2,140 sq/ft. of updated accommodation with character and charm throughout

4 first floor bedrooms, all with built-in storage, plus en-suite to main bedroom

17'9 kitchen/diner including granite worktops, exposed beams, integrated appliances and utility off

Lounge with an attractive gas woodburner and spectacular fireplace, plus access to the courtyard

21'4 sitting room benefitting from vaulted ceilings and external access, plus separate snug/office

First floor study, a potential bedroom 5 (STPP)

Ground floor WC, first floor family bathroom and en-suite to main bedroom

Off-road parking and double garage

Beautiful wrap around gardens!

