



Fixed Price £325,000 10 Sorrel Grove, Cringleford

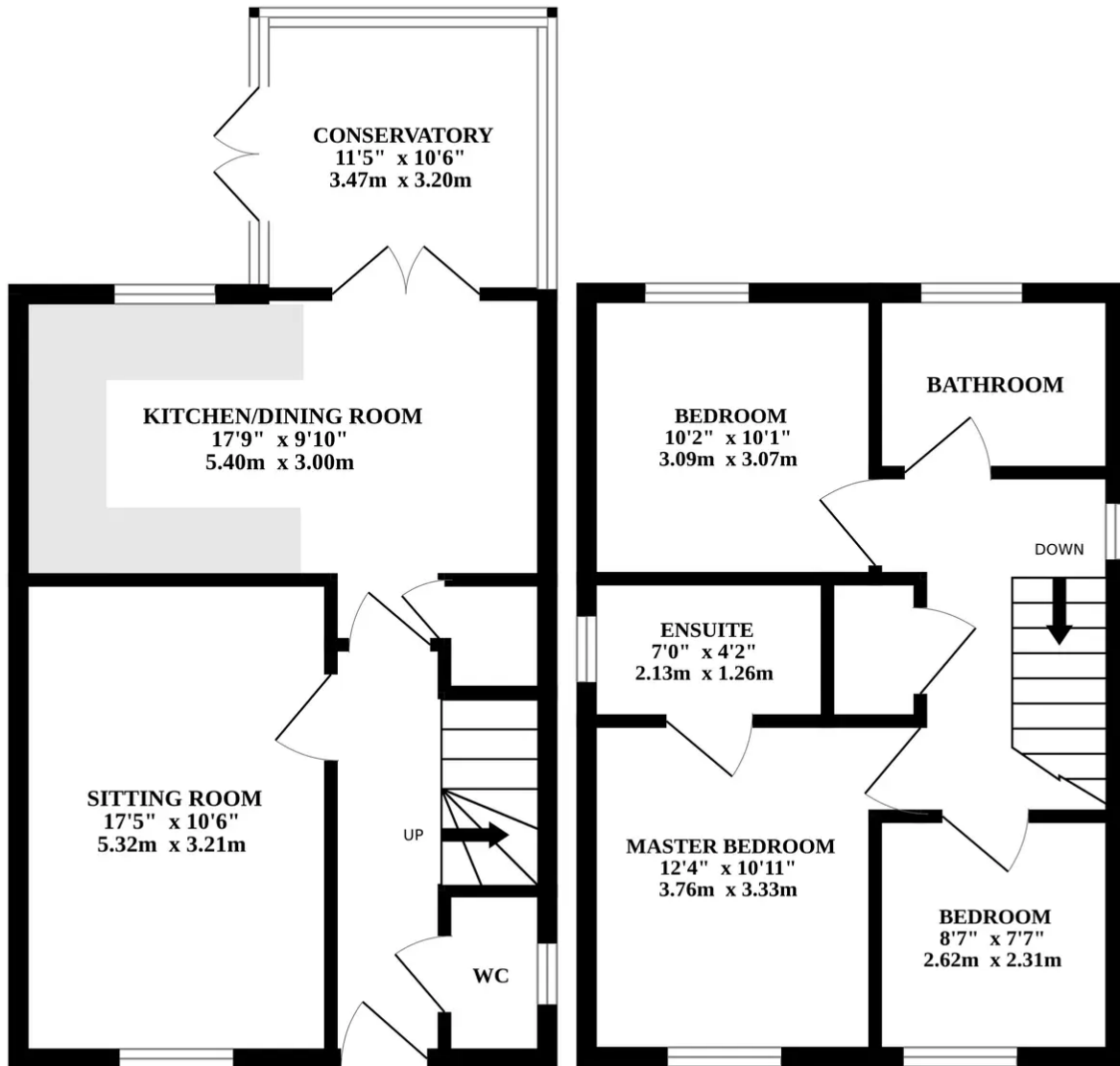
Find a comfortable and contemporary living space in this detached home, best suited to the busy family lifestyle. Located in the desirable village of Cringleford, in close proximity to all local amenities and natural surroundings. Its spacious accommodation consists of a sitting room, kitchen/dining room, conservatory, bathroom and three bedrooms, with an ensuite. Externally you will find a driveway, garage and well maintained garden.

Norwich is the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience. State, Faith and independent schools for all age groups, local shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the N&N university hospital. A great catchment area for an Ofstead rated outstanding local primary & secondary school. Cringleford is a feeder school into the outstanding secondary Hethersett Academy.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Upon arrival to detached family home, is a driveway providing off-road parking for all family members and guests. Whilst the garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming entrance hall, completed with a convenient WC. Located at the front of the property is a spacious sitting room, where you can showcase your comfortable furniture and decorative items.

At the heart of the home is an open plan kitchen/diner, ensuring effortless interaction when hosting and the busy family lifestyle. Well-equipped with high quality units and appliances to enhance your cooking experience. Offering plenty of storage space and designated areas for your laundry goods. Transitioning over to the dining area, perfect for gathering with friends and family. The presence of a conservatory is suitable for your additional seating arrangements, allowing you to enjoy the outdoors within the comfort of your own home.

Heading upstairs you will find three bedrooms, designed to offer you relaxation and comfort. The master bedroom is complemented by its own ensuite. The bathroom comprises of a three piece suite, accommodating all family members and guests.

Towards the rear is a well maintained garden, mainly consisting of a laid to lawn. The patio area is suitable for outdoor furniture during the summer months, with side access into your garage.

Overall this garden is fully enclosed so you can enjoy in seclusion.

