

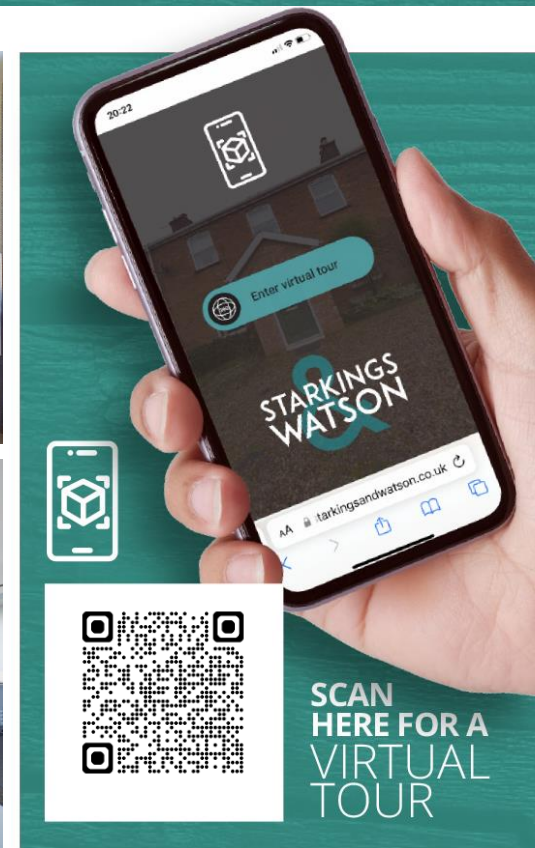
BRAMBLING LANE

Cringleford, Norwich NR4 7LJ

Freehold | Energy Efficiency Rating : C

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**STARKINGS
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- No Chain!
- Detached Family Home
- 21' Open Kitchen/Dining Room
- Dual Aspect Sitting Room
- Family Bathroom & En-Suite
- Three Double Bedrooms
- Private Rear Garden
- Driveway & Garage

IN SUMMARY

NO CHAIN. A sizeable DETACHED FAMILY HOME situated in this ever popular development on the outskirts of Norwich, being within a short distance of all amenities and the Norfolk & Norwich Hospital. With the internal living accommodation reaching an impressive 1307 Sq. ft (stms), this IMMACULATELY PRESENTED home offers an ARRAY OF SPACE including a DUAL-ASPECT sitting room, open plan modern KITCHEN/DINING ROOM with integrated cooking appliances and cloakroom to the ground floor. The THREE DOUBLE bedrooms are split over the first and second floor, with the largest benefiting from a WALK IN DRESSING ROOM/STUDY and EN-SUITE SHOWER ROOM. Externally, a PRIVATE REAR GARDEN is complimented with a sheltered GARDEN PATIO/SUN ROOM, OFF ROAD PARKING and GARAGE.

SETTING THE SCENE

The property occupies a corner plot and is set back from the road with a low level iron fence to the front sitting in front of hedges and a path leading to the front door with a pitched and tiled awning above.

THE GRAND TOUR

The main entrance hall gives access to all accommodation on the ground floor as well as the stairs, storage cupboard and two piece cloakroom immediately to your left. To your right, the dual aspect sitting room can be found with carpeted flooring and all uPVC double glazed windows and gas flame effect fireplace with decorative surround and hearth and French doors leading to the enclosed patio terrace. The left hand side of the property forms the exquisitely finished, triple aspect kitchen/dining room with a bay fronted window being found adjacent to the space ideal for a formal dining table which leads into the kitchen with ample wall and base mounted storage, dual integrated ovens, integrated hob with extraction above plus plumbing for a dishwasher, washing machine and inlet for a stand alone American style fridge/freezer. The first floor opens with two double bedrooms either side of the central hallway, both sizeable double rooms with a dual aspect, carpeted flooring and use of the three piece family bathroom complete with tiled surround and gas radiator. The second floor boasts vaulted ceilings where the main bedroom can be found lit by Velux windows leading in to a potential dressing room with built in storage, currently serving as a study. Finally, this space is finished with a generous en-suite shower room with walk-in shower and Velux window above.

THE GREAT OUTDOORS

The rear garden initially makes use of the roofed and



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part surrounded patio seating area making a potential sun room and the ideal spot to host family and friends outside whilst being shielded from the elements. A well maintained, laid to lawn rear garden is surrounded by brick walls with a raised planting garden and water feature. A timber gate leads to the off road parking in the form of a driveway to the rear which sits in front of the garage with up and over door and full electric inside.

OUT & ABOUT

Cringleford is within four miles of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.

FIND US

Postcode : NR4 7LJ

What3Words : ///vest.takes.vibe

VIRTUAL TOUR

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

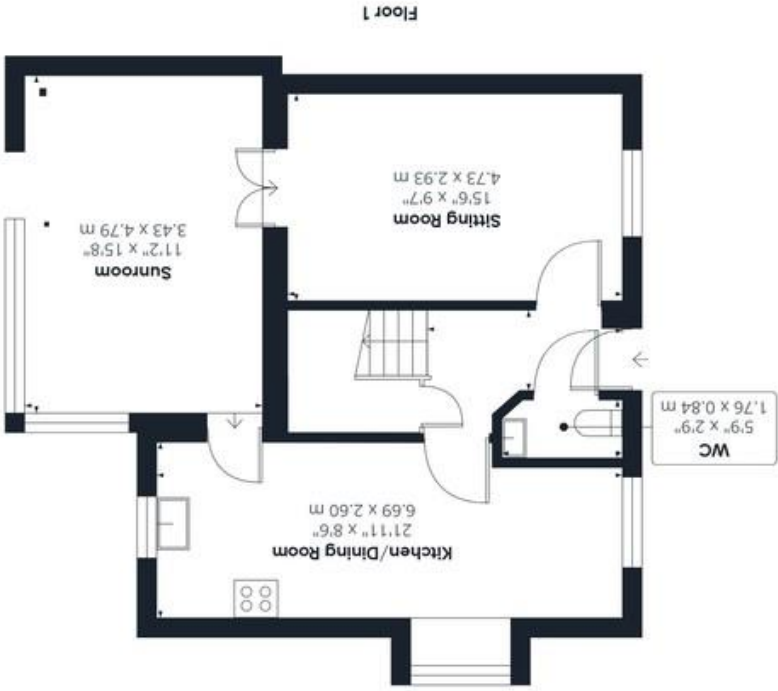
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Price:



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Approximate total area¹
1307.66 ft²
121.49 m²

Reduced headroom
29.89 ft²
2.78 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360