

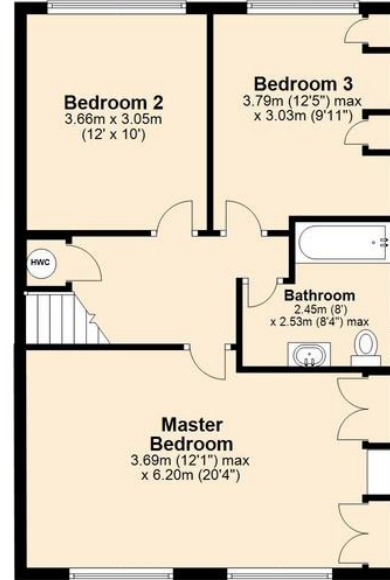
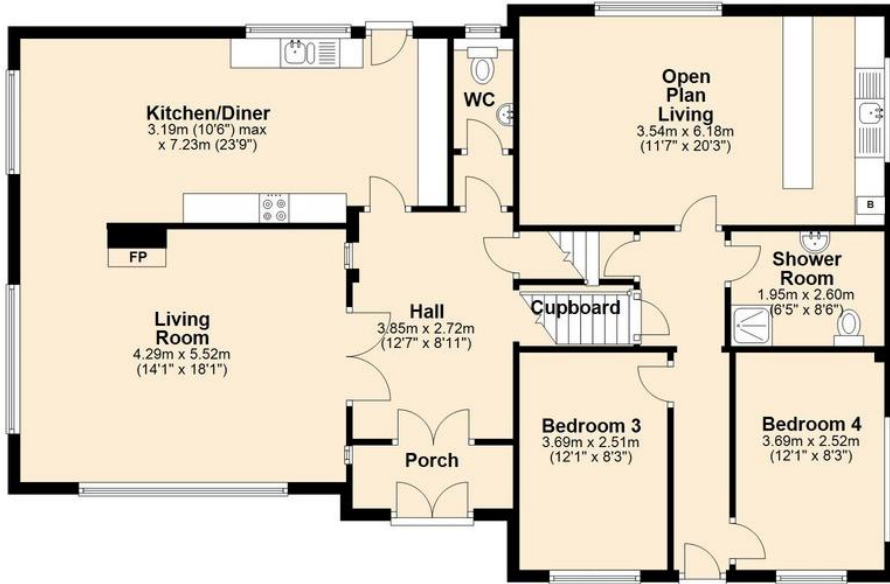
Upper Ground

Approx. 122.7 sq. metres (1320.2 sq. feet)

Lower Ground

First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 180.8 sq. metres (1945.6 sq. feet)

FLAT AT SOFTLEY DRIVE This unique property offers flexible and versatile living space. The lower ground of the property, previously a double garage, has been converted into a self-contained flat with a separate entrance, its own address and council tax band. The flat has consent for use as a separate dwelling with the potential to be let out.

The flat itself comprises 2 double bedrooms, a modern shower room and generous open plan, dual aspect kitchen/lounge/diner. The kitchen features a good range of floor units plus a breakfast bar providing ample work top space.

OUTSIDE The property benefits from a generous gravel driveway on a slight slope. The driveway allows off-road parking and leads up to the front door, up some steps. The driveway leads round to the raised lawn which is surrounded by mature trees offering a level of privacy. A secluded bbq area sits just off the lawn.

AGENTS NOTE The property was converted to provide an additional self-contained flat on the lower ground. We have not seen a completion certificate for building regulations.

DIRECTIONS From Stratfords of Eaton, travel west on Eaton Street changing to Newmarket Road and turn right onto Colney Lane. Continue on Colney Lane and turn right onto Gurney Lane and turn on to Softley Drive and it is the first driveway on your right hand side.

Energy Efficiency Rating Current D 63 Potential B 81

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20 Eaton Street, Eaton, Norwich, Norfolk, NR4 7LD



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 the seller's legal representative 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 in the sale, 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.



Viewing highly recommended! With space at every turn, this stunning and unique 5/6 bedroom detached house commands a prime location, off Colney Lane! Featuring open plan living with versatile and flexible accommodation. Includes a self-contained flat, a generous, mature garden & driveway.

14 Softley Drive

Cringleford | Norwich | Norfolk | NR4 7SE

Guide £500,000 - £550,000

Unique detached property located in prime location, off Colney Lane!

5/6 double bedrooms - including a self-contained flat with own entrance on the lower ground

2 modern kitchens plus open plan living on lower ground

Dual aspect 18'1 living room over looking the generous rear garden

Modern, family bathroom on upper floor plus shower room on lower floor plus WC's on all 3 floors

Gas central heating plus mostly double glazed

Beautiful, raised rear garden complete with lawn, mature greenery plus secluded BBQ area

Ample off road parking on gravel driveway with access to the rear garden

The flat has consent for use as a separate dwelling with the potential to be let out

Viewing is essential to appreciate this wonderfully unique family home!

STRATFORDS

