

KESWICK ROAD

# Cringleford, Norwich NR4 6UH

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY

A hand holding a smartphone that displays the Starkings & Watson virtual tour interface. The screen shows a QR code at the top, a button labeled 'Enter virtual tour', and the company logo. The browser address bar shows 'tarkingsandwatson.co.uk'.

QR code to be added when available.

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- Substantial Detached Family Home
- Excellent Location in NR4
- Sitting Room with Fireplace
- Kitchen & Utility Room
- Conservatory Overlooking Gardens
- Four Bedrooms & Study
- Ample Off Road Parking
- Double Garage

BOASTING OVER 1600 SQ FT, this SUBSTANTIAL DETACHED FAMILY HOME is situated in the POPULAR VILLAGE of CRINGLEFORD, enjoying a PROFESSIONALLY DESIGNED and LANDSCAPED rear garden which benefits from the SOUTH SUN. Upon entering you are welcomed by a DELIGHTFUL entrance hall which provides access to the SITTING ROOM with SLIDING PATIO DOORS to the CONSERVATORY, and double doors to the DINING ROOM. Doors lead to the cloakroom, KITCHEN/BREAKFAST ROOM which opens to the UTILITY ROOM and finally the STUDY. To the first floor, FOUR DOUBLE BEDROOMS can be found, including the MASTER BEDROOM featuring an EN SUITE BATHROOM, with the FAMILY BATHROOM located off the LANDING. To the rear, the aforementioned gardens are the MAIN FEATURE with a useful TIMBER STORAGE SHED, PERGOLA, and patio for entertaining. To the front of the property there is parking for multiple vehicles and access to the garage with an additional personal door to the garage found in the garden.

#### LOCATION

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 the 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR4 6UH), but to help you...Leaving Norwich on Newmarket Road, follow all the way towards the A11 but turn left onto Keswick Road before the slip road and follow the road until the property can be found on the left hand side indicated by our 'For Sale' board. The property is approached via a brick weave driveway providing

off road parking for multiple vehicles, and access to the main property, double garage and rear garden via a gated access at the side.

#### ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, stairs to first floor landing, space for cloak and boot storage, coved ceiling, doors to:

#### STUDY

9' 1" x 8' 1" (2.77m x 2.46m) Parquet flooring, radiator, telephone point, uPVC double glazed window to front.

#### KITCHEN/BREAKFAST ROOM

11' 10" x 8' 8" (3.61m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob with extractor fan above, built-in eye level electric double oven, space for installation of a breakfast bar or table, integrated dishwasher, uPVC double glazed window to rear, coved ceiling with spotlighting, arched opening to:

#### UTILITY ROOM

7' 9" x 7' 3" (2.36m x 2.21m) Matching range of fitted wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs and flooring, space for washing machine, tumble dryer and fridge freezer, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, coved ceiling with loft access hatch and recessed spotlighting, door to double garage.

#### DINING ROOM

12' 4" x 10' 5" (3.76m x 3.18m) Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling, double doors to:

#### SITTING ROOM

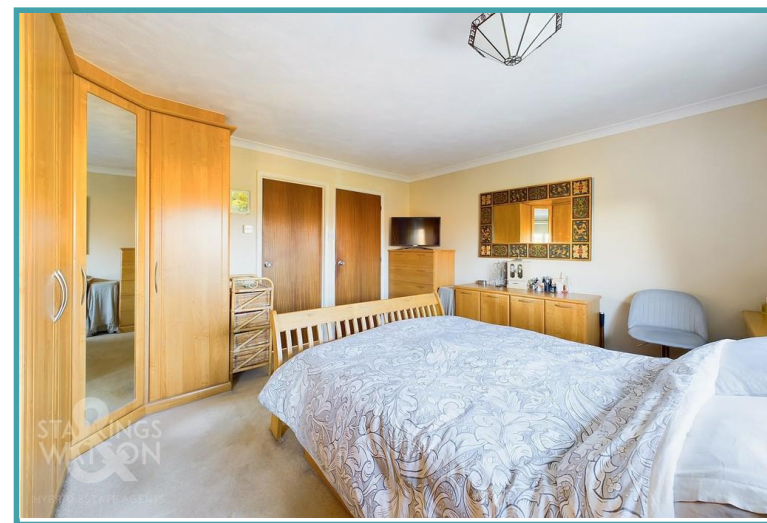
20' 1" x 14' 7" (6.12m x 4.44m) Feature fireplace with inset gas fire and slate tiled hearth, wood effect flooring, radiator x2, uPVC double glazed window to side, coved ceiling, uPVC double glazed sliding patio doors to:

#### CONSERVATORY

17' 11" x 9' 4" (5.46m x 2.84m) Of brick and uPVC construction, tiled flooring, electric panel radiators, uPVC obscure double glazed windows to side and rear, uPVC double glazed French doors to rear garden.

#### CLOAKROOM

Two piece suite comprising low-level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to front, cloak and boot storage cupboard.



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Centralised Hub on **01603 336116**



#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to front, built-in airing cupboard housing the hot water cylinder and shelving, loft access hatch, doors to:

#### MASTER BEDROOM

13' 2" x 11' 8" (4.01m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe x3, coved ceiling, door to:

#### EN SUITE BATHROOM

9' 4" x 8' 10" (2.84m x 2.69m) Four piece suite comprising low-level WC, bidet with mixer tap, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled walls and flooring, mirrored splash back with lighting, heated towel rail, uPVC obscure double glazed window to side, recessed spot lighting.

#### DOUBLE BEDROOM

11' 10" x 8' (3.61m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### DOUBLE BEDROOM

11' 10" x 10' 3" (3.61m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe with sliding doors, coved ceiling.

#### DOUBLE BEDROOM

10' 8" x 10' (3.25m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to side, coved ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low-level WC with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower and aqua board splash backs, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to front, recessed spot lighting.

#### OUTSIDE REAR

Leaving the property via the conservatory French doors is a fully enclosed rear garden which has been professionally landscaped and features a summer house and a footpath that runs around the garden leading to a pergola seating area with patio underfoot. The garden is mature with trees, shrubbery, flower beds and a central lawn, a shed to one corner and access to the utility room and double garage.

#### DOUBLE GARAGE

17' 10" x 17' 2" (5.44m x 5.23m) Up and over door to front x2, power and lighting.

**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:



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GIRAFFE 360  
 standard.  
 Calculations are based on RICS JPM5 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

Reduced headroom:  
 Below 5 ft/1.5 m  
 (1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 2014.58 ft<sup>2</sup>  
 187.16 m<sup>2</sup>  
 Reduced headroom  
 8.6 ft<sup>2</sup>  
 0.8 m<sup>2</sup>