
abbotFox

Cringleford, NR4
Chain Free £375,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

abbotFox presents this modern, high quality, chain free detached home, set within the ever-desirable area of Cringleford.

Accommodation
Thoughtfully designed throughout, the property enjoys bright, well-proportioned accommodation with a contemporary finish, creating a home ready to move straight into. The ground floor comprises an inviting entrance hall, cloakroom, generous lounge and spacious kitchen diner, which leads to the gardens. To the first floor, the principal bedroom offers a stylish en-suite, accompanied by two further well-proportioned bedrooms and a modern family bathroom, all presented in excellent decorative order. Externally, the property benefits from a generous enclosed rear garden, a driveway providing off-road parking, and a detached garage. Adding to the home's appeal are the installed solar panels, helping to improve energy efficiency and reduce running costs.

Location
Occupying a prime plot on a modern development within Cringleford, one of Norwich's most desirable villages, this area offers an excellent range of amenities including highly regarded schools, local shops, cafés, supermarkets and healthcare facilities, while the nearby Norfolk & Norwich University Hospital, University of East Anglia and Norwich Research Park make this an ideal location for professionals. Excellent road links via the A11 and A47, together with regular public transport into Norwich city centre, provide superb connectivity.

Buyers
Ideal as a family home, or for a professional couple looking to make the most of the transport links, this home has been exceptionally well maintained since its construction.

Our Agent's View
"A beautifully presented modern detached home in one of Cringleford's most popular residential locations. Combining contemporary living with the added advantage of solar panels and excellent access to Norwich, the hospital and the University, this is a fantastic opportunity for buyers looking for a home that is both stylish and practical."





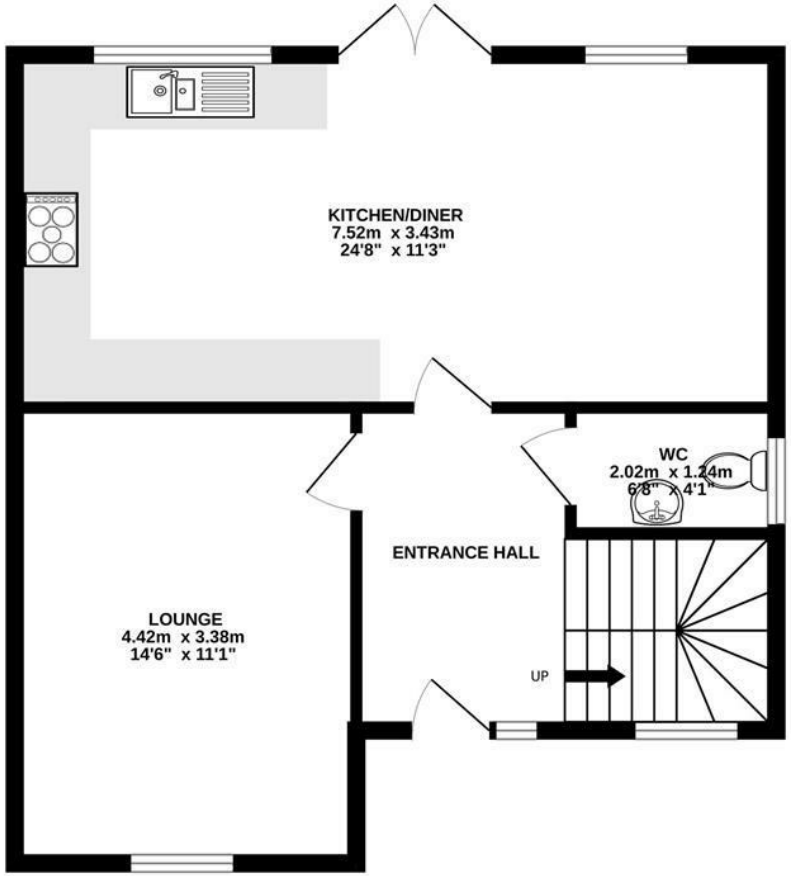




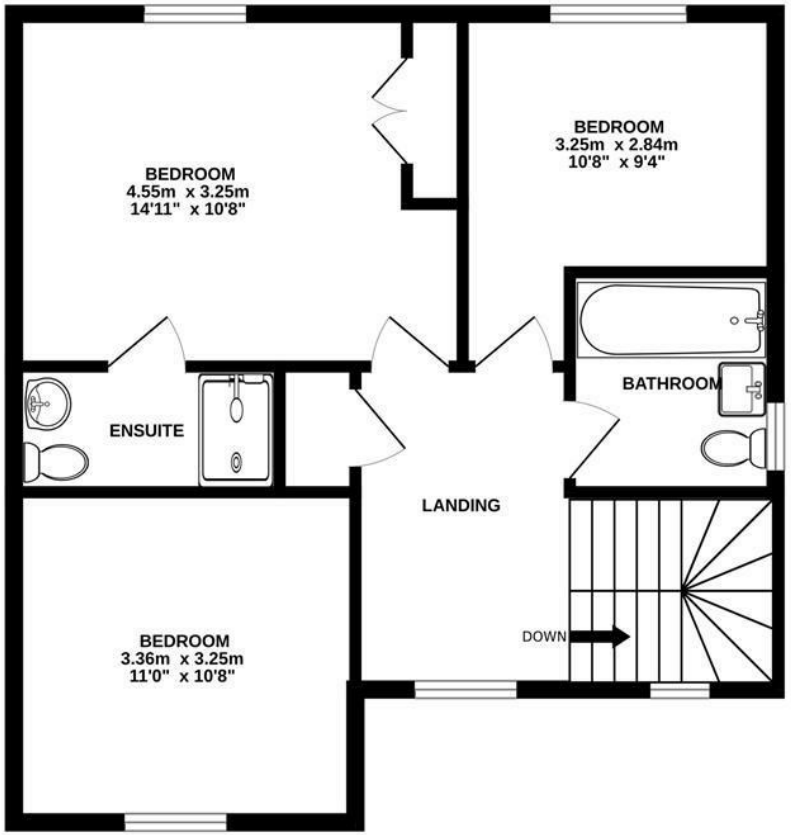
THE HIGHLIGHTS___

- Modern detached house
- Three double bedrooms
- Generous, enclosed gardens
- Off-road parking and detached garage
- Spacious kitchen diner
- Easy access to A47 / A11
- Close to local amenities
- Ideal family home
- No onward chain
- Viewing advised

GROUND FLOOR
54.2 sq.m. (584 sq.ft.) approx.



1ST FLOOR
54.2 sq.m. (584 sq.ft.) approx.



TOTAL FLOOR AREA : 108.5 sq.m. (1168 sq.ft.) approx.

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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EPC RATING -

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