



1a Gilbert Way  
Cringleford | Norfolk | NR4 7RN

FINE & COUNTRY

# MID-CENTURY MARVEL



“This mid-century home has been finished to an incredibly high standard and has been in the same ownership for over 50 years, so it’s remarkably unspoilt. On a quiet no through road in the very desirable area of Cringleford, with a good size garden and a studio apartment, this is a home that has a lot to give, and a place where you could make wonderful memories.”





# KEY FEATURES

- A Superb Detached Family Home offering a Flexible Layout plus a Studio Apartment in the Village of Cringleford
- Main House - Four Double Bedrooms and Three Bath/Shower Rooms plus a Separate Shower
- Kitchen/Breakfast Room with Separate WC/Utility
- Large Family Room offering Versatility
- Two Further Reception and a Study/Bedroom Four
- Self-Contained Studio Apartment above the Garage
- Garage with Carport, Workshop and Boiler Room
- Driveway provides Parking
- The Accommodation extends to 3,701sq.ft
- Energy Rating: B

Cringleford has long been a prestigious location and this home sits just off Colney Lane, with meadows and the river a short walk from your front door, the city an easy bike or bus ride away. Some of the area's best schools can be found around here, and it's perfectly placed for the hospital, university, research park and for travel out of the county.

## Putting Down Roots

Built in the early 1970s, this property has been in the same family since it was just a couple of years old and has been a very happy home, with four children growing up here, then returning with their own children – in fact, four generations of the family have spent time at the property through the decades. Now as it comes to the open market, you have the chance to put down roots in a lovely location, with a fabulous and flexible family home packed with mid-century character.

## Making Memories, Family Fun

The owner confirms this is a great place in which to raise children, working well at every stage of family life, from tots to teens. Her parents celebrated their 60th wedding anniversary here and it's played host to numerous suppers, Christmas gatherings, birthday parties and more. The family room at the rear of the house is a magnificent place to gather, with lots of room for children to play and with a triple aspect, doors on two sides leading out to a beautiful verandah and the garden. It's also been set up as a place where someone with limited mobility could live, with room for sleeping and seating, a shower room and walk-in wardrobe, so it's a very versatile space.









# KEY FEATURES

---

There's a formal dining room, a spacious sitting room, a kitchen with room for a breakfast table, a study (which has previously been used as a fourth bedroom) and a further ground floor cloakroom. The original part of the house has fabulous teak panelling, with engineered oak flooring in the dining room and family room. To the other side of the ground floor, you'll find a garage, carport, workshop, boiler room and utility, so if you love to build, make or craft, you're well catered for here too. What's more, as the workshop is next to the boiler room, it's warm enough to use year-round. Stairs lead up from an external entrance to the studio apartment on the first floor. This can be open to the main house or kept completely separate, depending on your needs. It would be perfect for a live-in nanny or au pair, for an older teen or for an adult child living at home. It can also be rented out to provide an income. In the main part of the house, the three first floor bedrooms are all doubles. Two share the family bathroom with a shower room next door, while the principal is a really good size and has its own en-suite. You can see it's a wonderful and very versatile family home that adapts to many needs and circumstances and works brilliantly for multi-generational living.

## Ahead Of The Curve

The family have been early adopters of green technology and first fitted solar panels to the house in the 1990s. The current panels are much more recent and come with battery storage and an unusually high feed-in tariff, making the house surprisingly economical to run, despite its impressive size. It's warm in winter, cool in summer and has a great EPC rating. The owner's parents were also keen gardeners and when they added the family room, they installed underneath it a 3,000-litre grey water tank which can be used to keep the garden gorgeous and green throughout the summer. They grew vegetables out here and even had chickens. Certainly there's plenty of space in which to indulge green fingers, for children to play, or simply to sit out and soak up the sun. One of the lovely things about this location is that you have greenery and countryside to one side of you and the city on the other. You can walk through the village to the pub or Waitrose in 10 minutes, or along by the river to the Sainsbury Centre or Earlham Park. You can even paddleboard or kayak on the water. You can hop on a bus or cycle into the city in around 15-20 minutes for lunch or shopping. You only have a short 20-30 minute walk to the hospital, research park and university and the schools in this area are some of the best in the county. If you travel regularly with work, or for pleasure, proximity to the A11 means it's a breeze to get out and about.

















































# INFORMATION

---



## On The Doorstep

Cringleford is ideally situated south west of Norwich and is in close proximity to the University of East Anglia, the Norwich University Hospital and the Norwich Research Park. It is also within easy reach of the A11, A47 and A140 giving access to all major routes exiting Norfolk. Cringleford is a thriving village offering a wide range of facilities including a first and middle school, surgery, post office and shop, recreation ground, village hall and church. The neighbouring village of Eaton has further facilities including a Waitrose supermarket, bank and hairdressers.

## How Far Is It To?

Within such close proximity to Norwich city centre there is a large array of cultural and leisure facilities nearby, including Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both, state and private sectors as well as the University of East Anglia. Norwich has a mainline station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

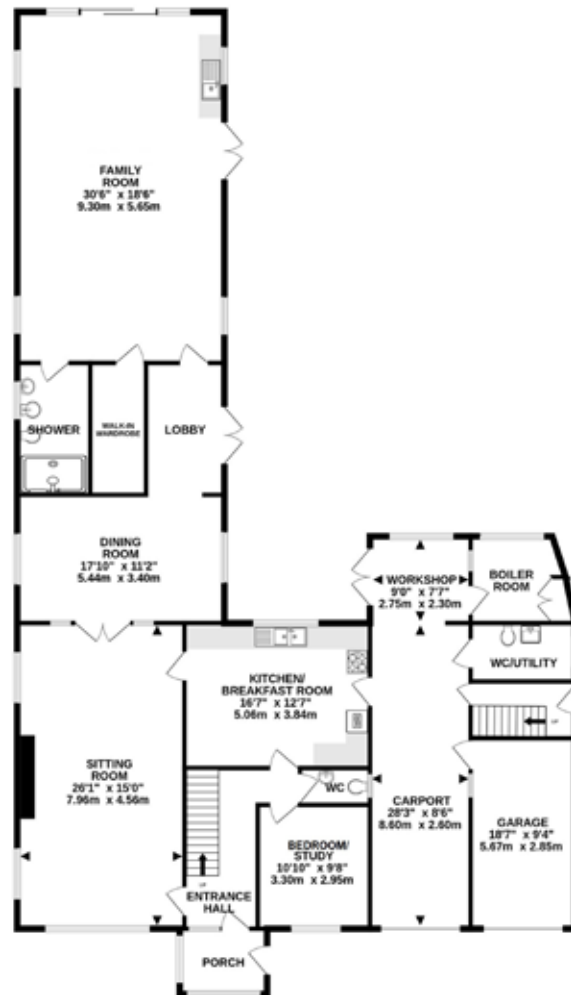
## Directions

Leave Norwich along the A11 Newmarket Road, fork left signposted Eaton/Cringleford. Continue onto Eaton Street and then onto Newmarket Road. Turn right onto Colney Lane and then right onto Gilbert Way and number 1a will be clearly signposted with a Fine & Country For Sale Board.

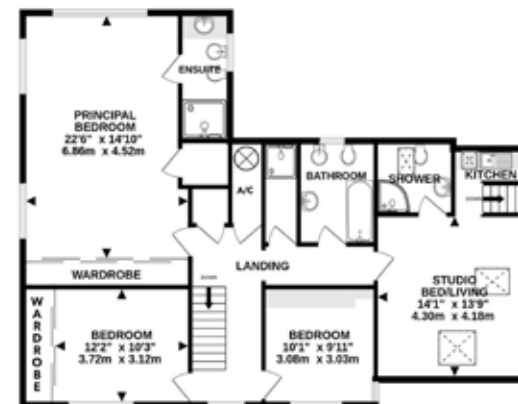
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage and Solar Panels  
Broadband Available - FTTC - Vendor uses BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
South Norfolk District Council – Council Tax Band G  
Freehold





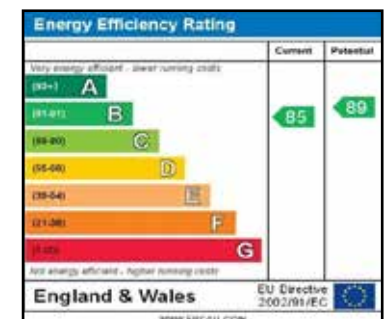
GROUND FLOOR  
2480 sq.ft. (230.4 sq.m.) approx.



1ST FLOOR  
1221 sq.ft. (113.4 sq.m.) approx.

TOTAL FLOOR AREA : 3701 sq.ft. (343.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2025



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)