



THE STORY OF

# 3 Newfound Court

*Cringleford, Norfolk*

SOWERBYS





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Colney Lane, Cringleford, Norwich  
NR4 7RJ

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Most Popular Location

Small Exclusive Cluster of Barns

First Floor Vaulted Sitting Room

Three Ground Floor Bedrooms  
Family Bathroom and En-Suite

Well-Fitted Kitchen/Breakfast Room

Delightful Garden Room

Double Garage and Parking

Established Well-Landscaped Grounds

Approximately 0.5 Acres (STMS)

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**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







Tucked away at the end of a charming cluster of barn conversions, this delightful home combines a welcoming sense of community with exceptional privacy. Ideally located for easy access to the hospital, A47, and A11, the property is perfectly positioned for both convenience and tranquillity.

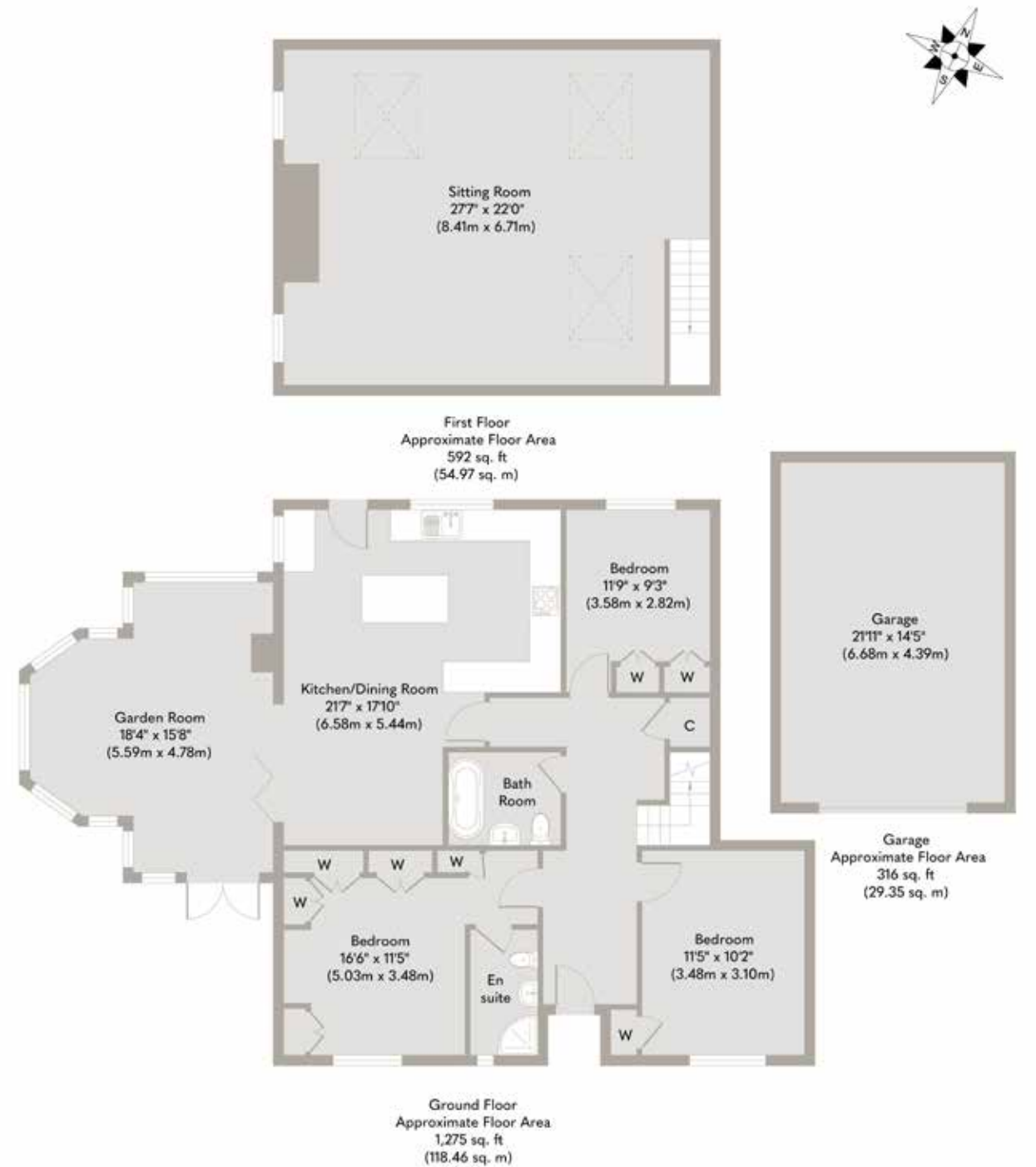
The spacious and well-appointed accommodation is arranged over two floors. A generous hallway provides a warm welcome and access to the principal rooms. There are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. The remaining two bedrooms are served by a stylish family bathroom.

The kitchen is both spacious and functional, offering ample storage and work surfaces - ideal for keen cooks. There's also plenty of room for a dining table, making it a wonderfully sociable space. A stunning garden room has been added to the property, providing a light-filled retreat with fabulous views and direct access to the beautifully landscaped garden.

Upstairs, the partially vaulted sitting room is a real showstopper. Bathed in natural light from skylights, it features a striking central fireplace - creating a perfect setting for relaxation or entertaining.

Outside, the home benefits from a double garage and an allocated parking space to the front. A separate access from the road also provides additional parking options if needed. The gardens have been lovingly and thoughtfully landscaped, showcasing a variety of flowering shrubs, manicured hedges, and specimen trees. Multiple terraces offer excellent spaces for outdoor entertaining or peaceful enjoyment.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Norwich

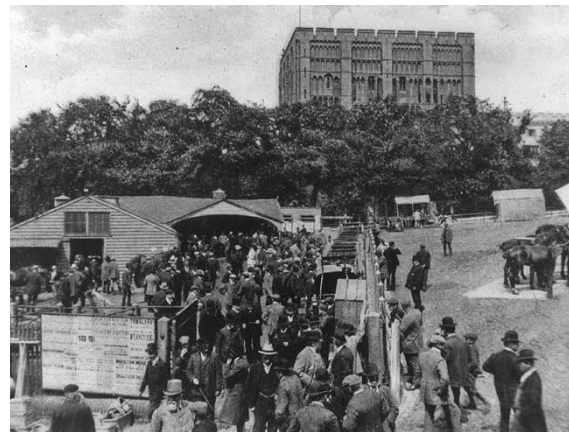
THE ANCIENT CAPITAL OF  
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



## Note from Sowerbys



“Lovingly landscaped gardens and sunlit terraces invite relaxed living, vibrant gatherings, and moments of quiet beauty.”



### SERVICES CONNECTED

Mains electricity and water. Private drainage. Electric heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 0370-2687-1550-2195-0075

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///units.logs.artist

### AGENTS NOTE

The solar panels are subject to a lease with 11 years remaining. Contact the agent for further information.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

