



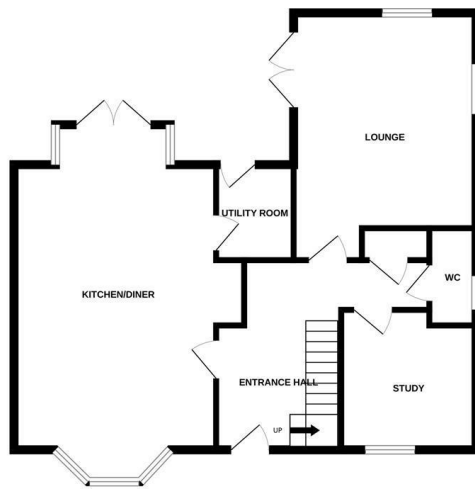
4 Brown Close | Cringleford | Norwich | NR4 7WD

£550,000

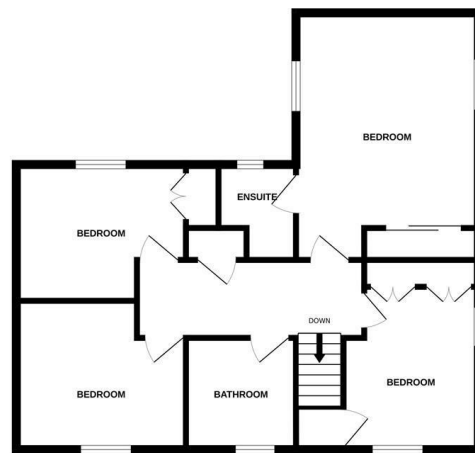
GUIDE PRICE: £550,000 - £575,000 This impressive four-bedroom executive detached home is offered with no onward chain and delivers a superb combination of contemporary design, generous space, and everyday functionality. The standout feature is the open-plan kitchen and dining area, complete with integrated appliances and a stunning walk-in glazed bay that opens out onto a raised patio – the perfect setting for entertaining guests or enjoying family life. A separate utility room adds convenience, while the light-filled, triple-aspect lounge with French doors to the garden creates a warm and welcoming atmosphere. A versatile study provides space for working from home, a playroom, or a quiet snug. Upstairs, all four bedrooms are generously proportioned, including a stylish main bedroom with its own en suite, and a sleek four-piece family bathroom serves the remaining rooms. Outside, the property features attractive front borders, driveway parking, a detached garage, and a private, enclosed rear garden with gated access – offering both privacy and practicality. This beautifully finished home is ready for its next owners to move in and enjoy right away.



GROUND FLOOR



1ST FLOOR



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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Location

Cringleford village is on the banks of the River Yare with local amenities to include Waitrose supermarket, doctors surgery, Ofsted rated outstanding schooling with popular pubs and restaurants in the neighbouring village of Eaton and other surrounding villages. There is also ease of access to the vibrant and historic centre of Norwich, Eaton Park, University of East Anglia, Norfolk & Norwich University Hospital and the A11 main Cambridge/London route.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen/diner, study, WC and stairs to first floor.

Lounge 18'6" x 12'2"

Two double glazed windows, patio doors, two radiators.

Kitchen/Diner 24'7" x 13'4"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, dishwasher and microwave, radiator, patio doors, double glazed window.

Utility Room 6'5" x 5'4"

Fitted wall and base units with worktops over, space for washing machine and tumble dryer, door to rear.

Study 9'3" x 9'1"

Double glazed window, radiator.

WC 6'4" x 3'1"

Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 17'6" x 12'2"

Two double glazed windows, radiator, built in wardrobes.

En-Suite 6'9" x 5'6"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 12'7" x 9'3"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 11'5" x 10'8"

Double glazed window, radiator.

Bedroom Four 11'8" x 8'10"

Double glazed window, radiator, built in wardrobes.

Bathroom 8'7" x 6'6"

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Small lawned garden with shrubs, large driveway providing off road parking leading to a single detached garage.

Outside Rear

Patio seating area, lawned garden, enclosed by walling and fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band F.

Tenure

Freehold

Utilities

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band F

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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