



**Haldane Drive**  
**Cringleford, Norfolk NR4 7FZ**  
**Guide Price £425,000 - £450,000**

**claxtonbird**  
residential



## Haldane Drive, Cringleford, Norfolk NR4 7FZ

\*\*\* Guide Price £425,000 - £450,000 \*\*\* ClaxtonBird are delighted to offer this exceptional detached four-bedroom family home, perfectly positioned in a prime location close to excellent transport links, the Norfolk and Norwich Hospital, and the University of East Anglia. The property is offered in good condition throughout, featuring a modern fitted kitchen with built-in appliances, connecting seamlessly to the dining room, further enhanced by the French doors opening out to the garden. Completing the ground floor accommodation is the bay-fronted sitting room, practical utility room and cloakroom. On the first floor, there are four bedrooms, with the master bedroom having an en-suite, and separate family bathroom off landing. Externally, there is driveway parking and garage located to the side of the property, with access into the rear garden. Further benefits include gas central heating and upvc double glazing.

### Entrance Hall

Entrance door, upvc double glazed window to front aspect, stairs to first floor, engineered wooden floor and radiator.

### Cloakroom

Low level WC, wash hand basin, tiled splashback, wood effect floor, radiator and upvc double glazed window to front aspect.

### Sitting Room 18'0" x 11'1" (5.51 x 3.39)

Upvc double glazed bay window to front aspect, engineered wooden floor and two radiators.

### Open Plan Kitchen / Dining Room

#### Dining Area 9'3" x 13'8" (2.82 x 4.18)

Upvc double glazed windows and French doors leading out to the garden, wood effect floor and radiator.

#### Kitchen 14'9" max x 11'4" (4.50 max x 3.47)

Modern fitted kitchen comprising wall and base units with work surfaces over, stainless steel sink drainer with mixer tap, built in double stainless steel oven with gas hob and canopy extractor over, plumbing for dishwasher, space for fridge freezer, under stairs storage cupboard, wood effect floor, radiator, door to utility room and two upvc double glazed windows to rear aspect.

#### Utility Room 6'5" x 6'2" (1.96 x 1.89)

Base units with work surfaces over, plumbing for washing machine, space for dryer, wall mounted central heating boiler, wood effect floor, radiator and double glazed door to side.

### First Floor Landing

Loft access, storage cupboard and radiator.

#### Bedroom 13'3" max x 12'3" + recess (4.05 max x 3.75 + recess)

Upvc double glazed window to front aspect and two radiators. Door to:

#### En Suite 8'1" x 3'10" (2.48 x 1.18)

Suite comprising double shower cubicle with inset shower, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, shaver point, wood effect floor, towel rail radiator and upvc double glazed window to side aspect.

#### Bedroom 11'6" max x 11'7" (3.52 max x 3.54)

Upvc double glazed window to front aspect and radiator.

#### Bedroom 11'4" x 6'9" (3.46 x 2.08)

Upvc double glazed window to front aspect and radiator.

#### Bedroom 9'6" x 8'2" (2.90 x 2.49)

Upvc double glazed window to rear aspect and radiator.

#### Bathroom 2.26 x 1.85 (0.61m.7.92m x 0.30m.25.91m)

Three piece suite comprising panel bath with shower screen, mixer tap and separate shower over, wash hand basin, low level WC, fully tiled walls, wood effect floor, extractor fan, towel rail radiator and upvc double glazed window to rear aspect.

### Front Garden

Pathway leading to the entrance door.

### Rear Garden

Mainly laid to lawn and enclosed by fencing with a patio area providing an outdoor seating area and side access gate leading to the drive.

### Driveway

Located at the side of the property, providing off-road parking for two cars, leading to the garage.

### Garage

Up and over door, power and light.

### Agents Note

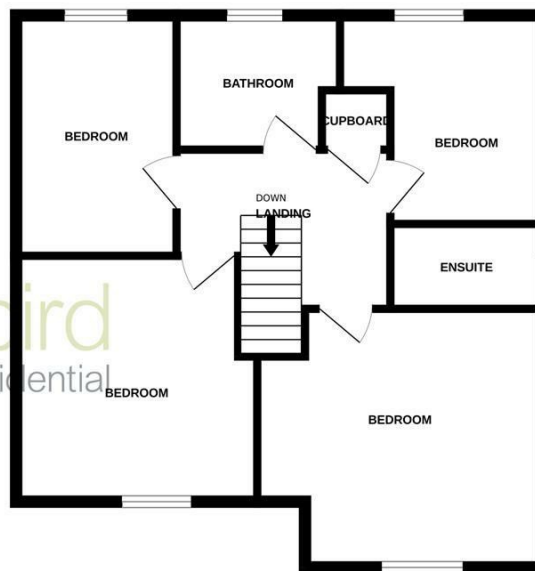
Council Tax Band E



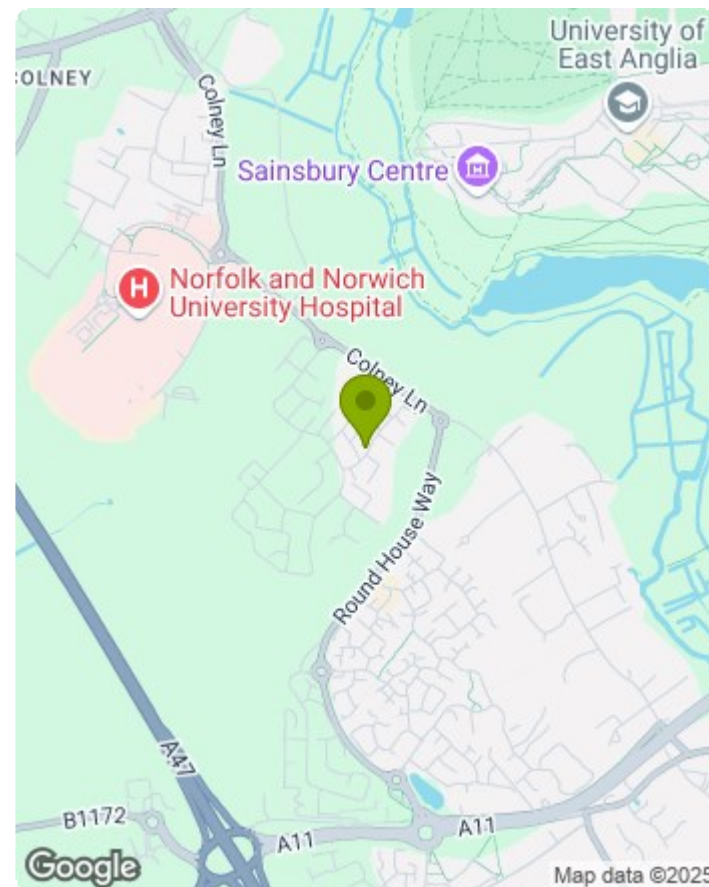
GROUND FLOOR



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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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