



Holme Avenue, Cringleford - NR4 6FG



Holme Avenue

Cringleford, Norwich

Situated in an attractive position with large green spaces surrounding the home, this well presented SEMI-DETACHED home offers well proportioned living spaces alongside high quality fixtures, fittings and attractive décor throughout. With a floor space reaching a little over 1145 Sq. Ft (stms) this home includes a 27' OPEN PLAN main living area comprising the sitting room, dining room and kitchen - housing INTEGRATED APPLIANCES, with a W.C off from the entry lobby. Across the next two floors, finding a total of THREE DOUBLE BEDROOMS on offer, two served by the FAMILY BATHROOM, with the larger bedroom coming in the form of a generous 27' main suite with BUILT-IN WARDROBES and EN-SUITE SHOWER ROOM. The rear garden is larger than most and fully enclosed making the ideal space for a family to enjoy with TWO ALLOCATED AND TWO VISITOR PARKING spaces coming to the front of the home. The property also benefits from Solar Panels and an EV Car Charger.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Semi-Detached House
- Over 1145 Sq. Ft of Accommodation
- 27' Open Plan Living Area
- Three Double Bedrooms
- Family Bathroom, En-Suite & WC
- Solar Panels & EV Car Charger
- Good Sized Enclosed Rear Garden
- Two Allocated & Two Visitor Parking Spaces

The property is situated adjacent to the A11 in the centre of Cringleford - only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, local nursery and sports courts are available as are a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses all within easy reach.



SETTING THE SCENE

The home can be found set back from the street with a large green area to the front and side. A separate brick weave driveway allows access beyond the front of other properties before arriving at the front of this home with two allocated and two visitor parking spaces to the front.

THE GRAND TOUR

Stepping inside you are first met with a central hallway with wood effect flooring underfoot, stairs for the first floor directly ahead and two piece WC to your right hand side with a low level radiator. The main living space emerges just beyond from this in the form of a 27' open plan area complete with continued wood effect flooring. Immediately the space offers the kitchen comprising a range of wall and base mounted storage units giving way to integrated appliances including an oven and hob whilst leaving room and plumbing for a washing machine. Tiled splashbacks adorn the walls with wooden effect squared edge work surfaces extending out to offer breakfast bar seating. Through from this and towards the rear of the home the space continues to offer further potential allowing room for a formal sitting and dining room suite with under the stair storage cupboard all sat in front of uPVC French double glazed doors leading you directly onto the rear garden patio.

The first floor landing grants access to two of the double bedrooms, a handy built in storage cupboard and generously sized three piece family bathroom suite with a part tiled surround featuring a shower head mounted over the bath with glass screen and wall mounted heated towel rail. The larger of the two bedrooms comes towards the front of the home in the form of a well decorated double bedroom suite complete with carpeted flooring and a dual aspect to the front and side of the home creating a light and airy atmosphere whilst to the rear of the home a similarly sized bedroom can be found with large floor to ceiling double glazed windows and wall mounted radiator between. This room currently functions as a sitting room however would easily accommodate a large double bed and additional storage solutions.

Heading up the stairs to the second floor you will find the main bedroom, a generously sized double bedroom suite with part vaulted ceilings housing Velux windows. This open floor space leaves room for a large a large double bed and ample room for storage solutions whilst also boasting built in wardrobes and giving access to the en-suite shower room with modern décor, velux window mounted in the vaulted ceiling and walk in shower cubicle.

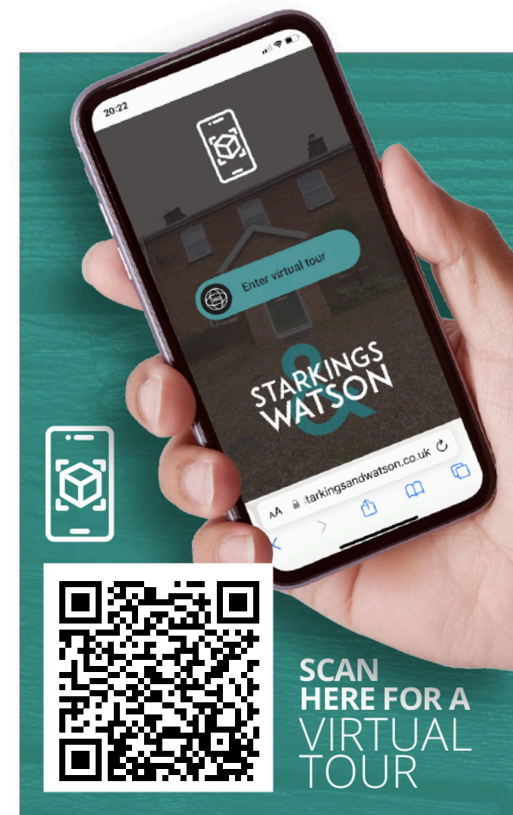
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



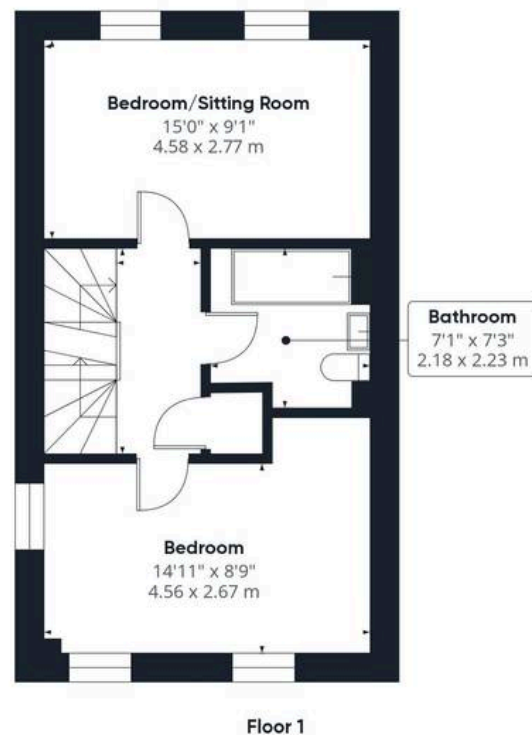




THE GREAT OUTDOORS

The rear garden is somewhat larger than most others in the area providing the ideal blank canvas for further landscaping if required, whilst being fully enclosed on all sides and to the rear with timber fencing. The garden initially offers a flagstone patio seating area creating the ideal space to relax and entertain leading towards the rest of the garden which is all laid to lawn with a side access gate leading beyond the property to the parking at the front.





Approximate total area⁽¹⁾

1145.71 ft²
106.44 m²

Reduced headroom

6.61 ft²
0.61 m²

(1) Excluding balconies and terraces

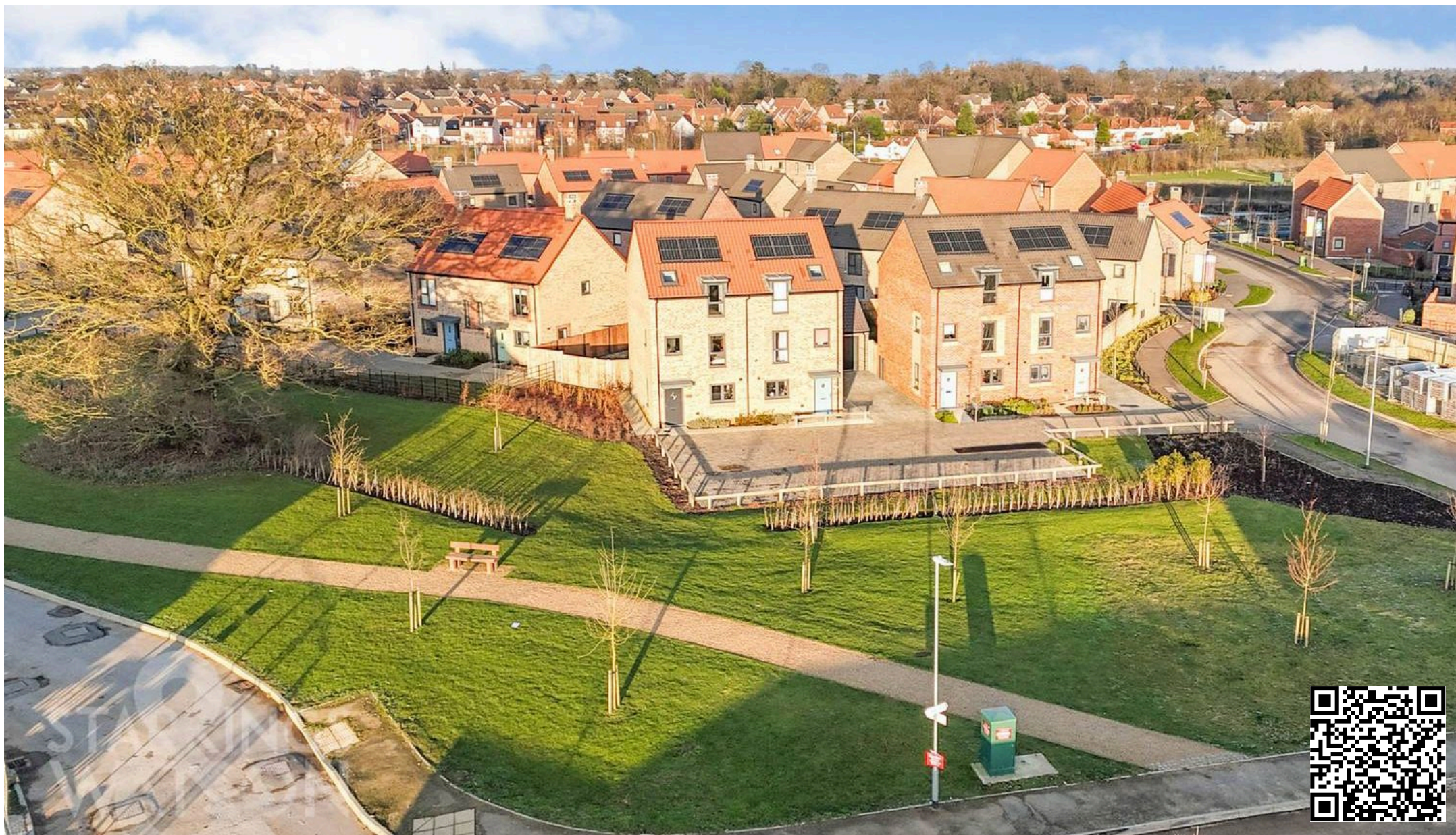
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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