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Haldane Drive, Cringleford - NR4 7FY

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HYBRID ESTATE AGENTS





## Haldane Drive

Cringleford, Norwich

Benefitting from a tasteful décor and numerous UPGRADED FEATURES, this SEMI-DETACHED house is offered in immaculate decorative order and offers an attractively bright accommodation split over two floors. The entrance lobby allows access into the ground floor WC, with open SITTING ROOM sat beyond leaving space for a potential OFFICE set up or DINING TABLE, while the KITCHEN/DINING ROOM sits at the very rear, with upgraded tilling and INTEGRATED APPLIANCES. The first floor offers THREE BEDROOMS all having use of the family bathroom and the main boasting a BUILT IN WARDROBE and EN-SUITE shower room. The rear garden is LARGER THAN MOST and offers the perfect sociable space for friends and family, with a TANDEM DRIVEWAY situated to the side of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





- Semi-Detached House
- Multiple Upgrades Throughout
- Generous Sitting Room
- Kitchen/Dining Room With Integrated Appliances
- Three Bedrooms
- Family Bathroom, En-Suite & WC
- Noticeably Larger Than Average Garden
- Tandem Driveway

Cringleford is within four miles of 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, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.



## SETTING THE SCENE

Set back from the streets with a low maintenance frontage complete with a flagstone walkway taking you towards the front door, complete with an awning above. The colourful frontage allows for planting borders and shrubs, whilst a tandem tarmac driveway sits towards the right of the home with timber swinging gates granting access to the rear garden.

## THE GRAND TOUR

Once inside, a central lobby creates the perfect space to slip off coats and shoes, with a low level radiator and direct access to the neatly decorated two piece WC and the same wooden effect flooring underfoot. Through from here, a dual aspect sitting room emerges beyond the door with direct access to the stairs for the first floor and large carpeted floor space, allowing for an array of soft furnishings including a formal sitting room suite and potential home office or dining table space. The kitchen has been lovingly updated by the current owners to offer a welcoming and attractive décor, with the wooden effect flooring initially offering ample room for a formal dining table sat in front of the uPVC French double glazed doors, leading onto the rear garden patio and with access to under the stair storage. A range of wall and base mounted storage units offer ample storage space within the kitchen, set around wooden effect work surfaces and updated tiled splashbacks, currently housing integrated appliances which include an oven and gas hob with extraction above, dishwasher and fridge/freezer, whilst leaving room and plumbing for a washing machine. The first floor landing allows access to all three bedrooms within the property, as well as a handy over the stair storage cupboard and neatly finished three piece family bathroom suite. Additional tiling is above the bathroom, complete with shower head, glass screen and wall mounted towel rail. The smaller of the bedrooms comes at the very front of the home at the top of the stairs.

Currently functioning as a home office and dress room, the space has carpeted flooring and could easily house a single bed or even be used as a potential nursery. Two double bedrooms sit on the adjacent side of the home, with the smaller having a rear facing aspect and view over the rear garden, currently housing tall storage wardrobes and a large double bed. The larger of the double bedrooms sit towards the front of the home and benefits from bespoke fitted built in wardrobes and the use of an en-suite shower room, tastefully decorated by the current owners with wall mounted towel rail and frosted glass window to the side.

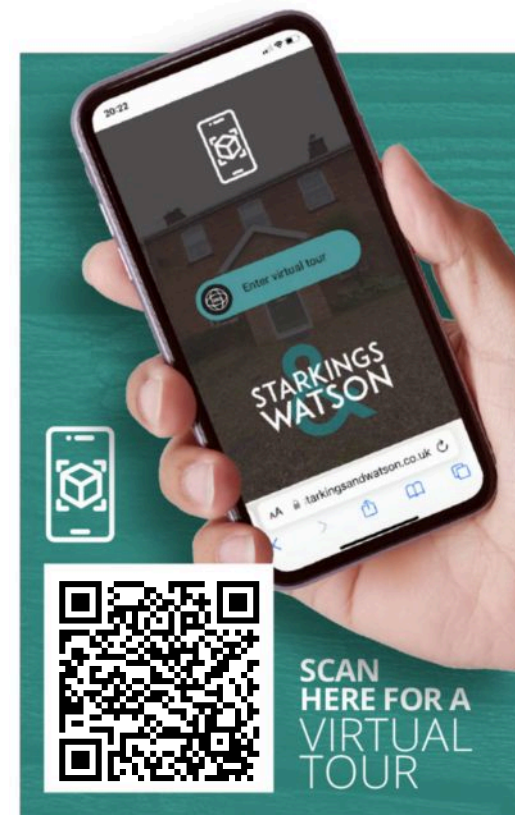
## FIND US

Postcode : NR4 7FY

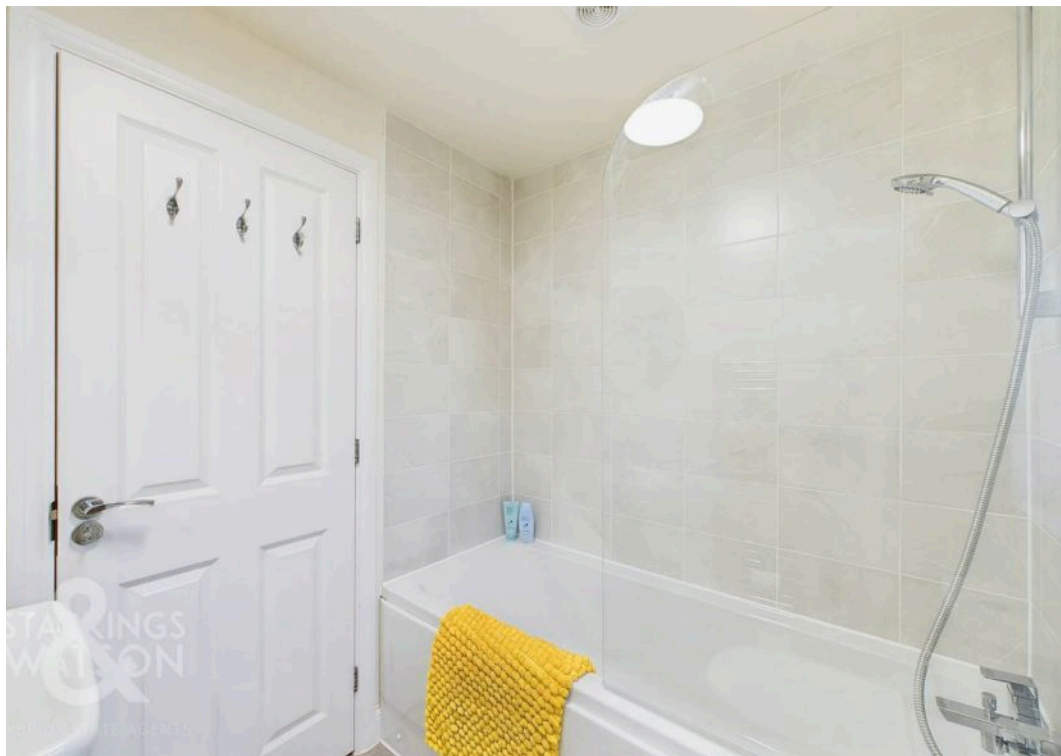
What3Words : ///half.comet.purely

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden is noticeably larger than average and fully enclosed to both sides with timber fencing and brick to the rear, initially offering a sandstone patio seating area perfect for entertaining friends or family. Raised planting beds lead you towards a predominantly lawn garden space stretching to the rear.

### Driveway

2 Parking Spaces





**Approximate total area<sup>(1)</sup>**

793.41 ft<sup>2</sup>

73.71 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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