



Lavender Drive, Cringleford - NR4 7SQ



Lavender Drive

Cringleford, Norwich

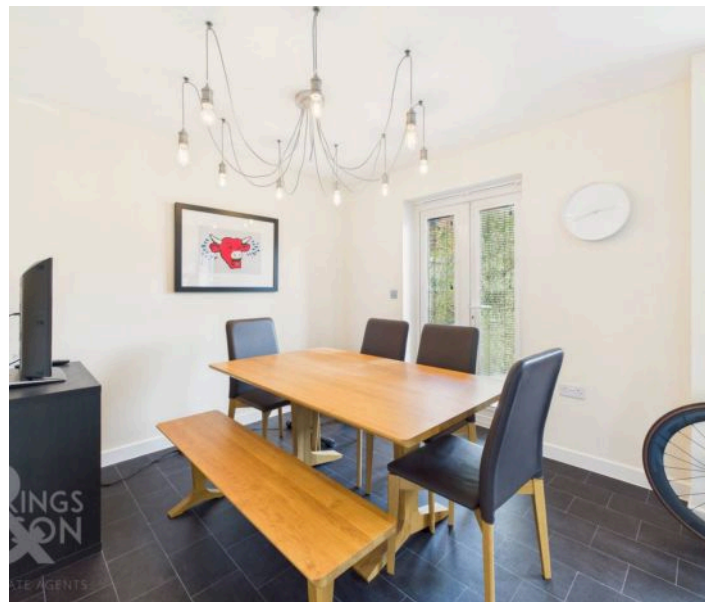
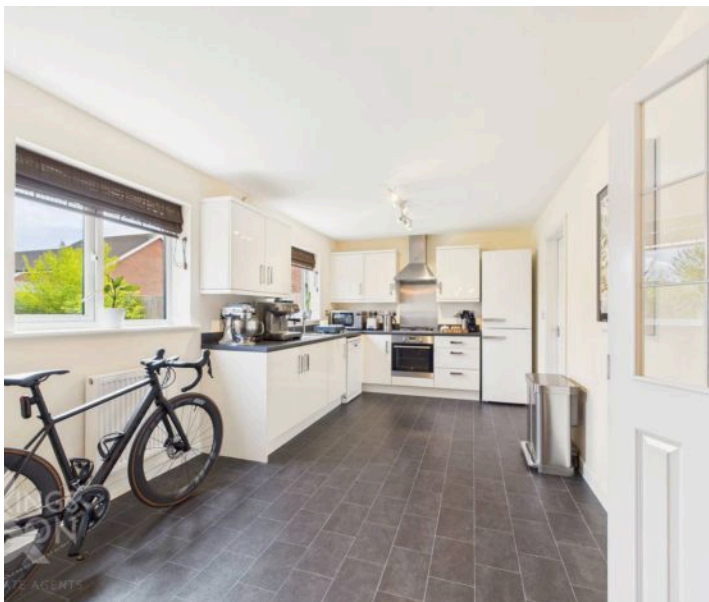
This DETACHED FAMILY HOME positioned in a quiet CUL-DE-SAC on the FRINGES of this POPULAR DEVELOPMENT offers great access to the CITY CENTRE, NNUH and UEA. Presented in IMMACULATE DECORATIVE ORDER throughout the living accommodation spanning some 1,134 Sq. Ft (stms) with an additional DOUBLE GARAGE. Offering a generous ENTRANCE HALL, 25' KITCHEN / DINING ROOM and further UTILITY ROOM, ground floor W.C and dual aspect SITTING ROOM. FOUR BEDROOMS can be found from the landing with a FAMILY BATHROOM and MAIN BEDROOM with EN SUITE BATHROOM.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Family Home
- Over 1,130 Sq. Ft (stms)
- Sought After Position Close to UEA & NNUH
- End of Cul-De-Sac Location
- Driveway Parking & Double Garage
- 25' Open Plan Kitchen & Dining Room
- Four Bedrooms
- Family Bathroom, En-Suite & W.C



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, 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

The property is found tucked away at the end of this quiet cul-de-sac with a generous brick weave patio driveway to the double garage, the front of the property is laid to lawn with a well established tree lined front border and shingle and shrub bordered patio walkway leading to the main entrance.



THE GRAND TOUR

The main entrance opens into a carpeted hallway providing access to all ground floor accommodation with a staircase leading to the first floor. Useful storage is available in an understairs cupboard and a convenient ground floor W.C is situated opposite. To the right, the sitting room enjoys a dual aspect, ensuring plenty of natural light with a uPVC double-glazed bay window overlooking the front greenery. Across the hallway, double doors reveal the expansive 25-foot kitchen and dining area. This space features dark tiled flooring, ample room for a large dining table and French doors opening to the garden. The adjacent kitchen boasts a light and airy ambiance with a comprehensive range of floor and wall base storage units, contrasting dark, durable work surfaces offering extensive preparation space and integrated appliances along with space for further white goods. A stainless steel sink with an integrated drainer and mixer tap is positioned beneath the window. At the far end of the kitchen, a door leads to the utility space, which continues the tiled flooring and dark worktop theme, providing additional storage cupboards and under-counter space for white goods, with a further French door leading to the side passageway to the garden.

Ascending the carpeted staircase to the gallery-style first-floor landing with white banisters, loft access is available above. To the left, the 13' main bedroom benefits from generous integral storage, skimmed ceilings, and carpeted flooring. The ensuite bathroom features light wood-effect flooring and a three-piece suite, including a shower cubicle with tiled splashbacks and a glass folding door. Three further bedrooms are located off the landing, all offering fitted carpets, radiators, and uPVC double-glazed windows. The second largest bedroom also includes integral storage and enjoys views of the garden. Completing the accommodation is the family bathroom, which offers a further three-piece suite including a bath, tiled splashbacks, and wood flooring.

FIND US

Postcode : NR4 7NA

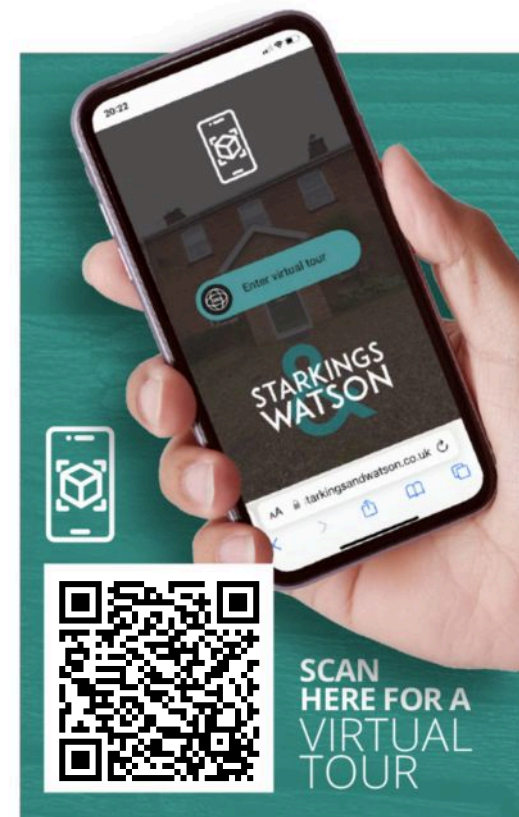
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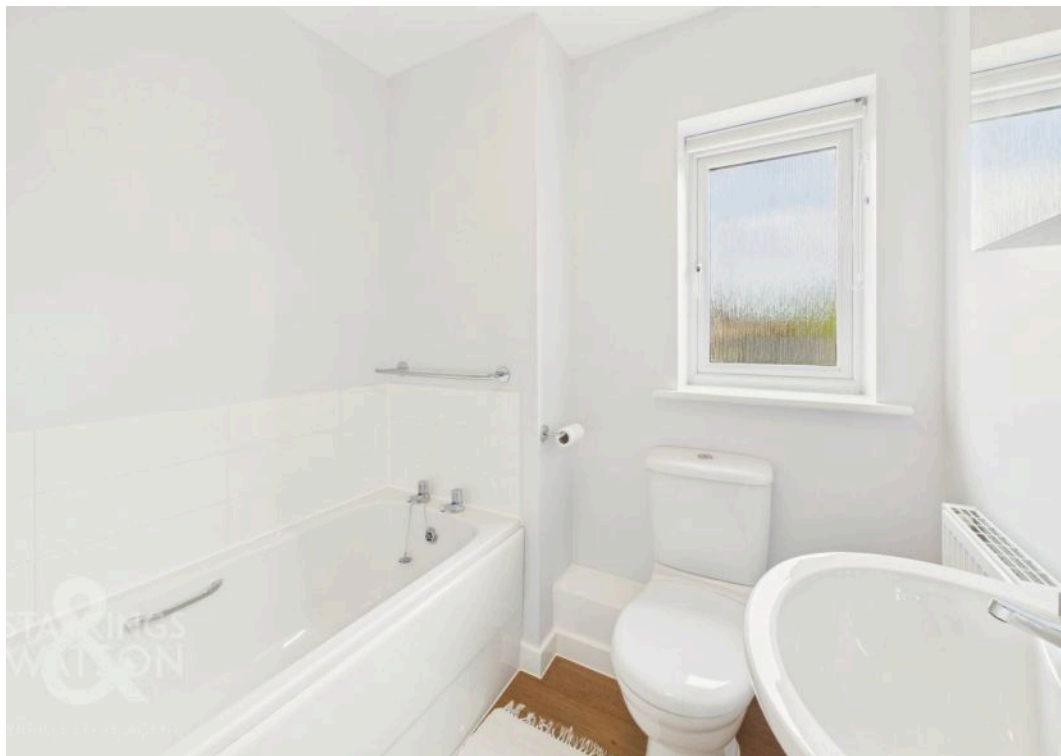
VIRTUAL TOUR

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

AGENTS NOTE

A service charge for the upkeep of the communal green space is due annually.







THE GREAT OUTDOORS

French doors open directly onto the private and enclosed garden. To the left, a wooden gate provides access to the driveway and garage area. The garden itself is predominantly laid to a well-maintained lawn, bordered by a variety of mature shrubs that enhance the property's perimeter. A patio walkway, featuring a shingle border, extends around the property and along the side of the garden, leading to a further French door that provides access to the utility space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1134.19 ft²
105.37 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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