



Woodpecker Lane, Cringleford - NR4 7LS



Woodpecker Lane

Cringleford, Norwich

Situated in the POPULAR RESIDENTIAL LOCATION of ROUND HOUSE PARK in CRINGLEFORD, on a QUIET CUL-DE-SAC, you will find this WELL PRESENTED SEMI-DETACHED FAMILY HOME, offered with DRIVEWAY PARKING and a larger than expected rear garden. Internally as you enter through the main door into the spacious HALLWAY, you will then find a 17' DUAL ASPECT SITTING ROOM, CLOAKROOM and SEPARATE KITCHEN/DINING ROOM, leading into UTILITY ROOM. On the first floor you will find THREE GENEROUS BEDROOMS off the landing, as well as a MODERN FAMILY BATHROOM. The rear garden is larger than average on the development, and has been cleverly LANDSCAPED to create different seating areas as well as offering a LARGE LAWNED AREA and garden shed. To the side of the property there is TANDEM OFF ROAD PARKING for TWO VEHICLES.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Modern Family Home
- Popular Residential Location
- 17' Sitting Room
- Separate Utility Room
- Three Generous Bedrooms
- Family Bathroom & Separate Cloakroom
- Private & Enclosed Garden
- Driveway Parking

The village of Cringleford is located approximately four miles from the centre of Norwich and has excellent road links to the A11. Situated on the Round House Park development, local schooling, pre-schooling and shops can be found within walking distance. Further local amenities include shops, a Waitrose, schools, pubs and sporting clubs. Cringleford Primary School has superb facilities and high standards of teaching (the last OFSTED report rated the school as Good). Norfolk and Norwich University Hospital is located in Cringleford and the village also has a medical practice.

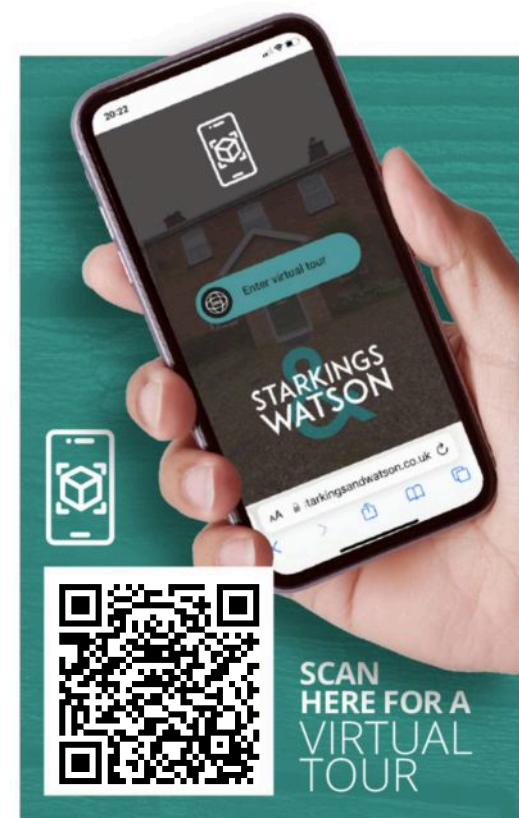


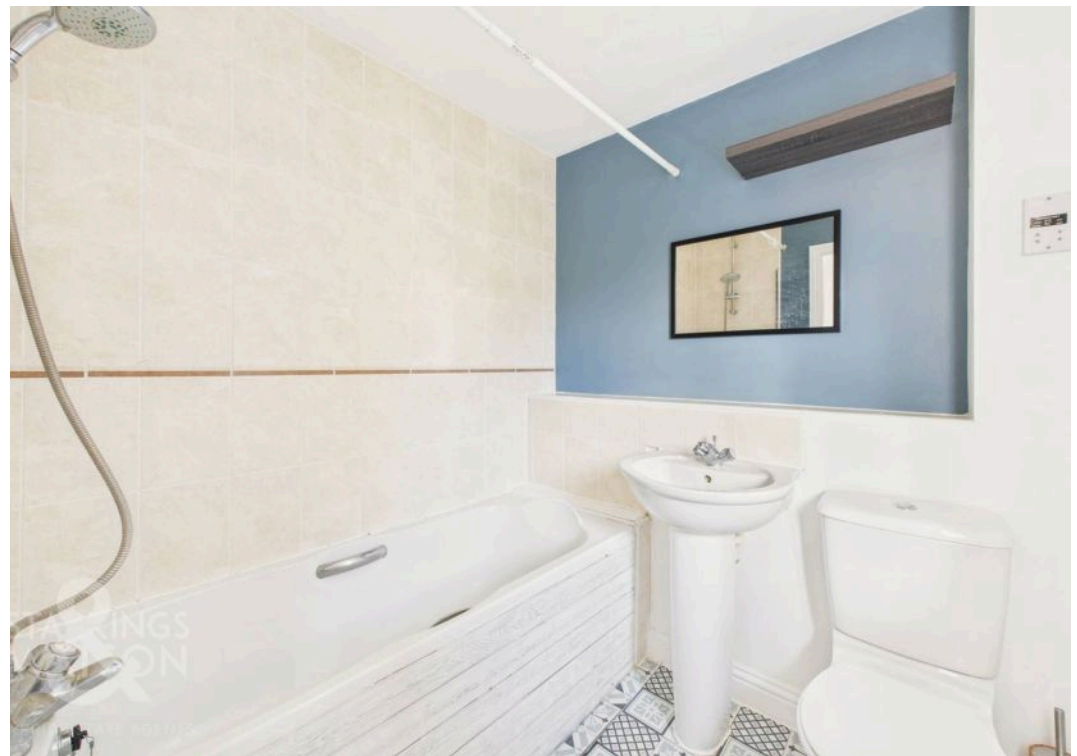
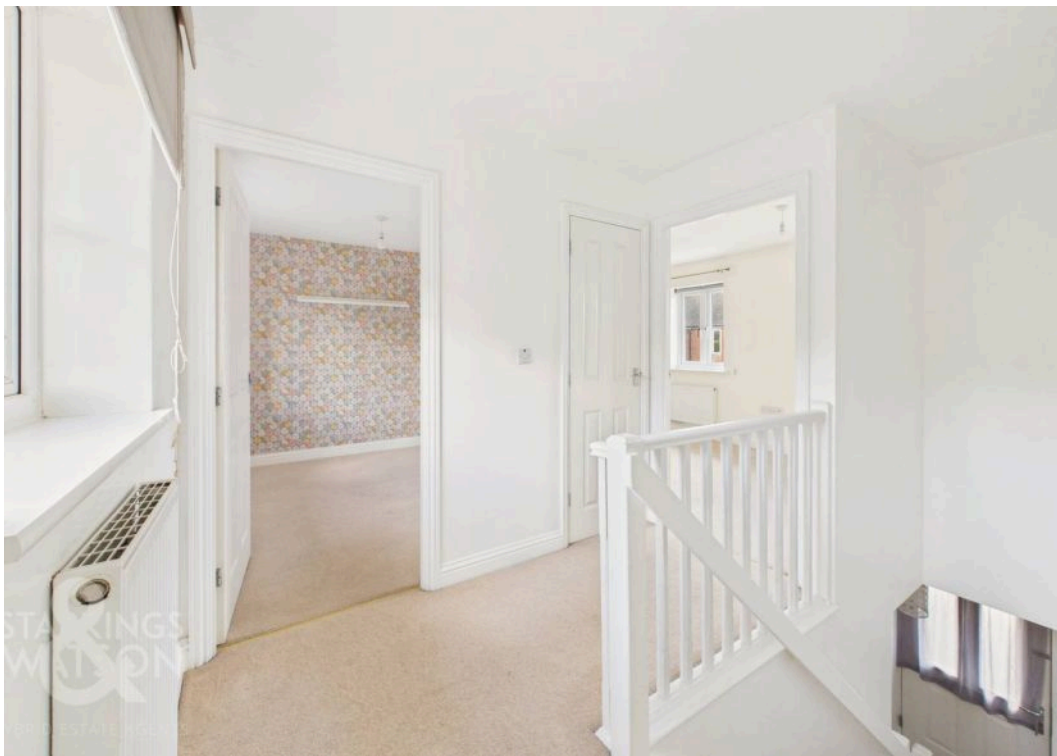
SETTING THE SCENE

Fronting Woodpecker Lane there is a small paved pathway leading to the main entrance door.

FIND US

You may wish to use your Sat-Nav (NR4 7LS), but to help you...Enter the development from the A11 Newmarket Road via Roundhouse Way, and take the second exit at the roundabout into Dragonfly Lane and the first left onto Brambling Lane. The take the right hand turn onto and then the left hand turn onto Woodpecker Lane where the property can be found on the right hand side.



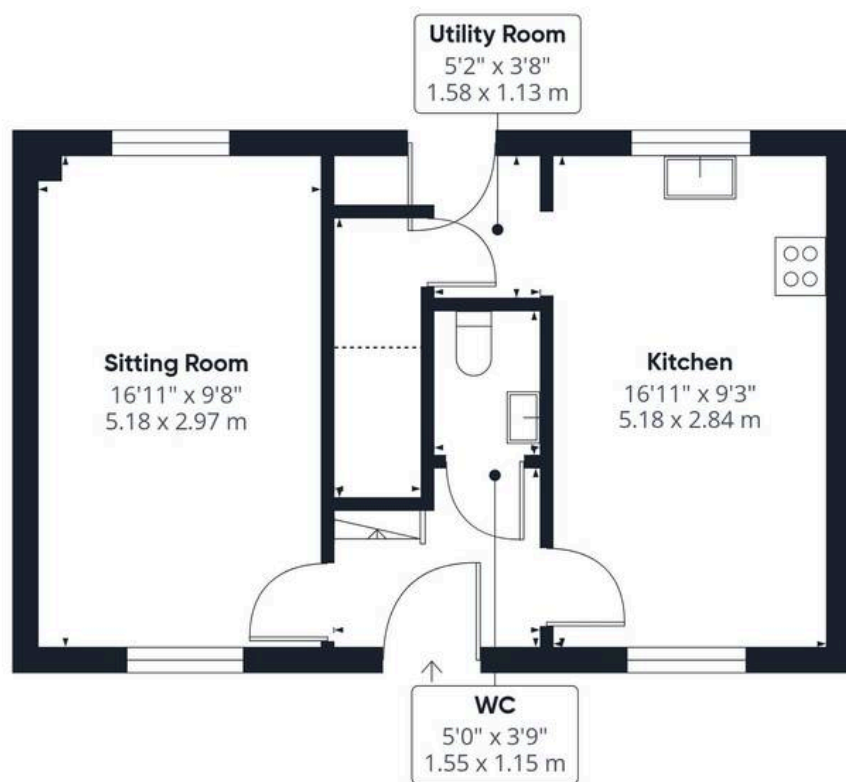




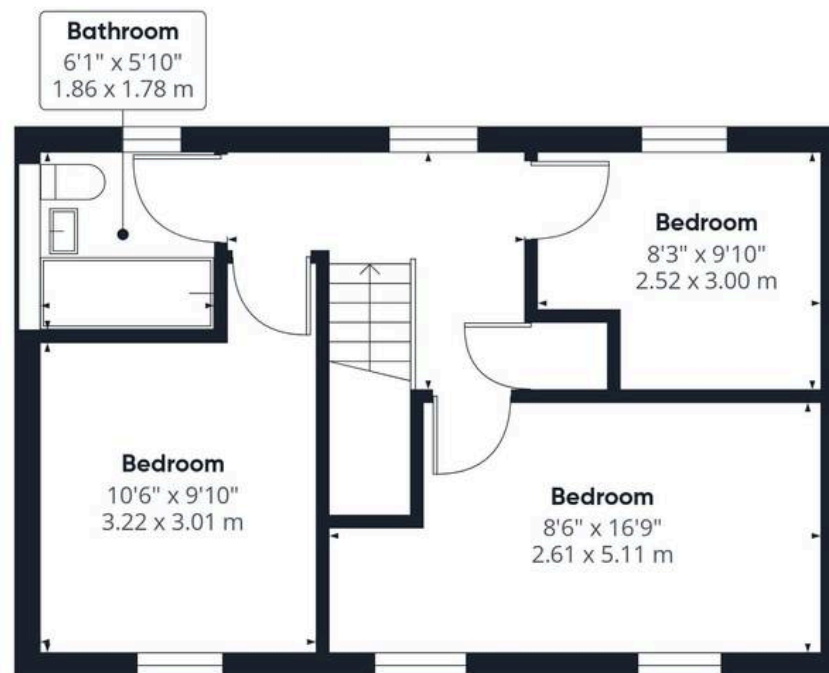
THE GREAT OUTDOORS

Accessed from the door in the utility room, you step onto a paved patio area. You will find two pleasant patio seating areas ideal for alfresco dining, one of which is shingled and the other is paved. There are raised sleepers which lead up onto the predominantly lawned rear garden with planted borders to the side and rear. The garden is fully enclosed with timber fence panelling with a side gate leading to the front of the property. A useful timber shed can also be found to one corner.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

867 ft²

80.6 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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