



Honeysuckle Close, Cringleford - NR4 7SY

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HYBRID ESTATE AGENTS



Honeysuckle Close

Cringleford, Norwich

IDEAL PROPERTY FOR BUY TO LET POTENTIAL. Set on the FRINGES of this POPULAR DEVELOPMENT, this immaculately presented SEMI-DETACHED TOWNHOUSE offers over 1,100 Sq. Ft (stms) of versatile living space in a quiet CUL-DE-SAC setting. The property welcomes you with a HALLWAY ENTRANCE featuring a convenient W.C UTILITY and stairs leading up, opening to a spacious 22' OPEN PLAN KITCHEN and DINING ROOM with FRENCH DOORS leading out, ideal for entertaining. Ascend to the first floor to find a bright 14' SITTING ROOM, this versatile space could also be used as a generous fourth bedroom. Further French doors opening from the hallway to the charming glass enclosed BALCONY, also accessed from the BEDROOM. The second floor offers two double bedrooms, with the 13' MAIN BEDROOM boasting an ENSUITE SHOWER ROOM for added convenience. Outside, the property benefits from DRIVEWAY PARKING and a GARAGE to the front, with a PRIVATE and ENCLOSED GARDEN to the rear, perfect to enjoy the summer sunshine.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

- Semi-Detached Townhouse
- 22' Open Plan Kitchen & Dining Room
- First Floor Balcony with Twin French Doors
- Three Bedrooms
- 13' Main Bedroom with Ensuite
- Cul-De-Sac Setting
- Driveway Parking & Garage
- Rear Garden, Which Includes Private Raised Decking & Privacy Screens.

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

The property can be found set back from the road with a paved driveway leading to the garage on the left and a laid lawn frontage offering range of mature shrubs, a flagstone patio bisects leading up to the main entrance, covered by the balcony above.

THE GRAND TOUR

Stepping inside, the welcoming entrance hall includes stairs rising to the first floor with ample space for storing outdoor wear including coats and shoes with a conveniently located two piece W.C to the left offering storage cupboards with an integrated washing machine and worktop space above. At the end of the hallway, the 22' open plan kitchen and dining room can be found with amtico flooring underfoot and LED spotlights above. The kitchen itself offering a range of wall and base storage cupboards, recently professionally hand painted whilst the elegant wood worktops have been sanded and re-oiled. Integral appliances also feature, including a dishwasher, fridge, freezer as well as an oven, four burner gas hob and extractor above. Beyond, ample room can be found for formal dining and additional soft furnishings for use as a secondary sitting room, with twin French doors leading out.

Ascending the stairs to the carpeted first floor landing, the door to the right opens to the 14' sitting room, benefitting from engineered oak flooring, twin uPVC double glazed windows overlooking the rear garden. This room offers a versatile opportunity for use as a generous fourth bedroom if desired. Adjacent, the family bathroom can be found, recently redecorated and including a modern three piece suite with a shower over the bath, glass splashback and tiled flooring underfoot. Further, the third bedroom can be found benefitting from the same stunning engineered oak flooring, the space flooded with natural light from further French doors, this time opening to the balcony, also accessed from the hallway.

The balcony is glass enclosed and offers plenty of space for outdoor furniture to enjoy a morning coffee or a relaxing evening.

Rising to the second floor landing, doors open to two double bedrooms. The spacious second bedroom enjoys a front facing aspect with carpeted flooring, radiator and high quality custom made Integral wardrobes. The main bedroom offers a rear facing aspect and enjoys the same benefits with generous sliding integral wardrobes for plentiful storage and loft access above. Additionally, the door to the corner of the room opens to the recently redecorated three piece ensuite shower room boasting double open shower and a glass splashback.

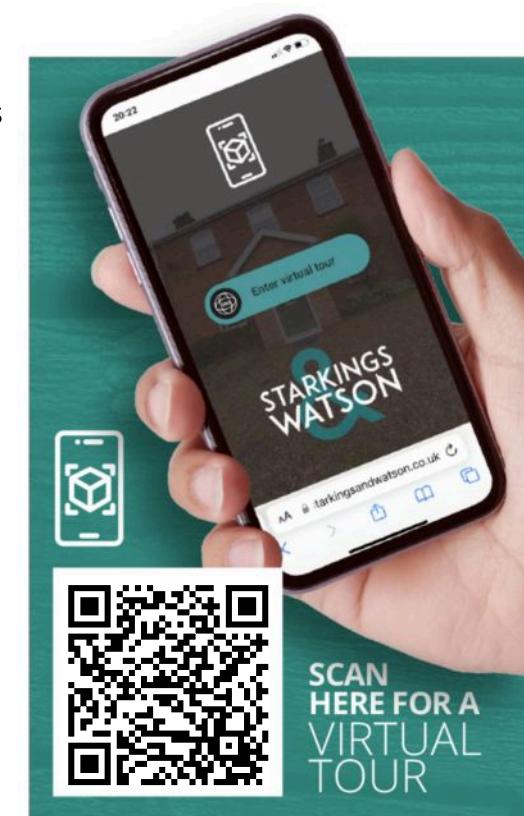
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What3Words : ///dome.young.quarrel

AGENTS NOTE

This property is offered on a freehold basis with no additional charges.







THE GREAT OUTDOORS

Stepping outside, the private garden is fully enclosed, primarily with timber panel fencing. Initially offering a flagstone patio and pathway leading to the side gate. The remainder of the garden is primarily laid to lawn with a shingle border and a raised wooden decking, offering a perfect space for outdoor furniture to enjoy the summer months.





Ground Floor

Floor 1



Floor 2

Approximate total area⁽¹⁾

1125 ft²
104.6 m²

Balconies and terraces

47 ft²
4.4 m²

(1) Excluding balconies and terraces

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



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.