

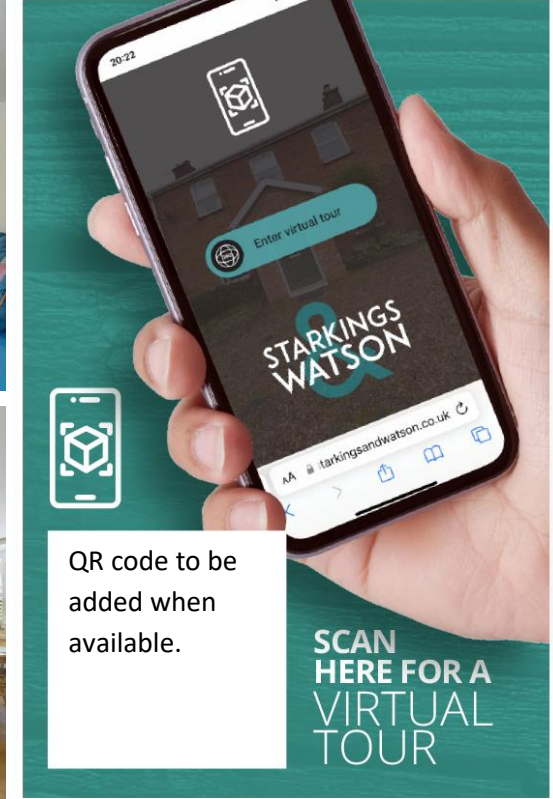
DAVIES DRIVE

Cringleford, Norwich NR4 7WG

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



QR code to be added when available.

SCAN
HERE FOR A
VIRTUAL
TOUR

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- 2022 Built Detached Family Home
- Over 1530 Sq. ft (stms)
- 22' Open Plan Kitchen/Dining Room
- Sitting Room & Separate Study
- Four Bedrooms
- W.C, En Suite & Family Bathroom
- Landscaped Gardens
- Garage & Tandem Driveway

IN SUMMARY

TUCKED AWAY in an EXCLUSIVE SETTING, this 2022 built MODERN DETACHED HOME enjoys a QUALITY FINISH, private road position and a GREEN OUTLOOK onto established properties. Close to the NEW CRINGLEFORD PREP SCHOOL, ORCHARD and allotments, the property enjoys a SOUTH FACING ASPECT, with ample parking and a GARAGE. With a remaining NHBC WARRANTY of some 8 years, the accommodation includes the HALL ENTRANCE, STUDY, W.C, sitting room and 22' OPEN PLAN KITCHEN/DINING ROOM with a utility room beyond. Finished with MARBLE WORK SURFACES and INTEGRATED APPLIANCES, the kitchen has been designed to be the HUB of the HOME. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom with EN SUITE and further family bathroom. The GARDEN has been LANDSCAPED in full, with a PATIO, mature planting and trees, along with a COVERED SEATING AREA.

SETTING THE SCENE

Fronting a panorama of greenery, the property enjoys

a private road setting, with planted front borders and a tandem driveway adjacent. The garage can be found to the side, with gated access to the gardens.

THE GRAND TOUR

Once inside, the spacious hall entrance is complete with wood effect flooring, built-in storage and stairs to the first floor landing. To your right the open plan kitchen/dining room can be found, clearly defined with a low wall to create a separate kitchen and dining space. With a bay fronted window and window shutters, wood effect flooring runs through the dining area, and into the kitchen where a range of wall and base level units can be found. Marble work surfaces are installed, along with a full suite of integrated appliances, including an electric induction hob, eye level electric double oven, fridge freezer, wine cooler and dishwasher. With a walk-in bay style section to the rear incorporating French doors onto the garden, this light and bright room is the perfect proportions for an island, which is available by separate negotiation. The utility room leads off, in a similar style, with space for laundry appliances, and a door to the rear garden. The sitting room sits to the rear of the property, with window shutters installed, wood effect flooring and French doors onto the garden. The W.C is complete with a modern white suite, whilst the study also leads off the hall, with a widow overlooking the green space to front. Upstairs, the four bedrooms lead off the landing, including the main bedroom with a range of built-in wardrobes, and an en suite shower room with a double shower, heated towel rail and tiled splash backs. The family



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



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.

Price:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

starkingsandwatson.co.uk

bathroom offers a four piece suite with a separate shower and bath, tiled splash backs and heated towel rail.

THE GREAT OUTDOORS

The rear garden has been fully landscaped to include a patio seating area and main lawned expanse. Enclosed with timber panelled fencing, various trees have been planted, along with a further hard standing area to the rear of the garage. Outside power and water supplies are in situ.

OUT & ABOUT

The property is situated adjacent to the A11 in- 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.

FIND US

Postcode : NR4 7WG

What3Words : ///onion.softly.beard

VIRTUAL TOUR

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

AGENTS NOTE

An annual charge for the upkeep of communal green space on the development is charged in the region of £75 PA. The private road to the front and side of the property is partially owned by this property.

<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area^m</p> <p>1531.38 ft² 142.27 m²</p> <p>Reduced headroom</p> <p>34.66 ft² 3.22 m²</p>	<p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p>
---	---	---	---	--

