



4 Sorrel Grove

Cringleford, Norwich, NR4 7WR

Guide Price £350,000





This modern, three-bedroom detached home, offered chain-free, presents a fantastic opportunity for contemporary living. Built by Tilia Homes, it features a bright, dual-aspect lounge/kitchen-diner, an en-suite master bedroom, and a private, enclosed garden with scenic green views. Complete with a garage and driveway, and ideally located near the UEA and N&N Hospital, it's a perfect blend of comfort and convenience.

- Chain-Free
- Guide Price: £350,000 - £375,000
- Dual-Aspect Lounge/Kitchen-Diner
- En-Suite Master Bedroom
- Single Garage & Driveway
- Enclosed Rear Garden
- Scenic Green Space Views
- UEA & N&N Hospital Proximity



Imagine stepping into a bright, contemporary space, where modern comforts blend seamlessly with peaceful surroundings. This beautifully presented, three-bedroom detached house, built by Tilia Homes, presents an exceptional opportunity for those seeking a stylish and practical living space, and importantly, it's offered with no onward chain, simplifying your move.

The layout is designed for modern living. The dual-aspect lounge, filled with natural light, creates a warm and inviting atmosphere, perfect for relaxing evenings or entertaining guests. This room opens effortlessly into the kitchen/diner, the heart of the home, where culinary creations and family gatherings come to life. Integrated appliances ensure a sleek and modern finish, while direct garden access extends your living space outdoors. A downstairs cloakroom adds to the practicality of the layout.

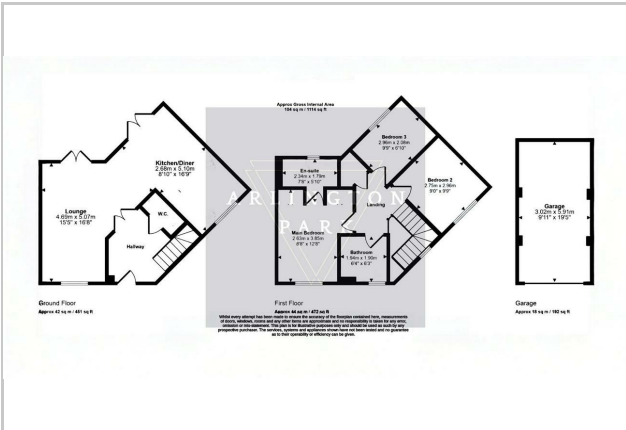
Ascending the stairs, you'll find three well-proportioned bedrooms. The master bedroom, boasts an en-suite shower room. A family bathroom completes the first-floor accommodation. Gas central heating and double glazing throughout ensure year-round comfort and energy efficiency.

Outside, the property truly shines. A brick weave drive provides ample off-road parking and EV charging, leading to a single garage with power and light – ideal for storage or a workshop. The generous, enclosed rear garden, approximately 45' x 30', offers a private outdoor space. A lush lawn provides space for children to play, while a patio area invites al fresco dining and summer barbecues. A significant and highly desirable feature is that the garden overlooks extensive, scenic green space, providing a tranquil backdrop and a sense of open countryside.

Location is paramount. Situated on the outskirts of a modern development, this home offers the best of both worlds – a peaceful setting with easy access to essential amenities. The property's proximity to the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital (N&N Hospital) makes it an ideal choice for professionals and academics. Furthermore, easy access into Norwich city centre is readily available.

- Potential Service Charges: Please be aware that service charges may apply, and further investigation should be made.
- Local Authority: South Norfolk.
- Council Tax Band: D.
- Directions: Detailed directions provided for easy viewing.
- Guide Price: £350,000 - £375,000.

This is more than just a house; it's a lifestyle. Don't miss the opportunity to make this contemporary property your own.



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