



4 Sorrel Grove

Cringleford, Norwich, NR4 7WR

Guide Price £340,000



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
 - Dual-Aspect Lounge/Kitchen-Diner
 - Single Garage & Driveway
 - Scenic Green Space Views
- Guide Price: £340,000 - £360,000
 - En-Suite Master Bedroom
 - Enclosed Rear Garden
 - 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.

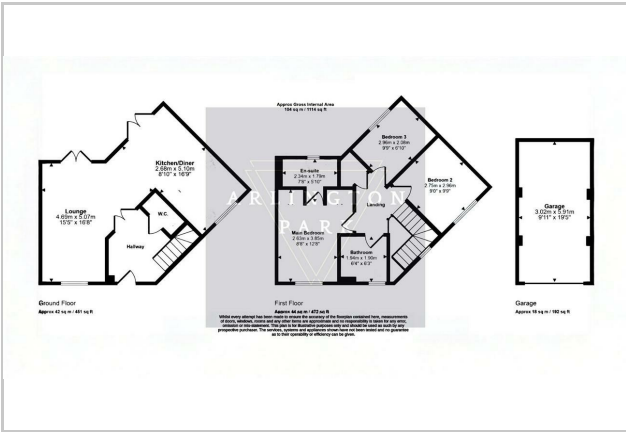
Ascending the stairs, you'll find three well-proportioned bedrooms. The master bedroom, boasts an en-suite shower room. A family bathroom completes the first-floor accommodation. Gas central heating and double glazing throughout ensure year-round comfort and energy efficiency.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Current	Potential
83	94

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC