



27 | Davies Drive | Cringleford | NR4 7WG

Guide Price £475,000



The Features

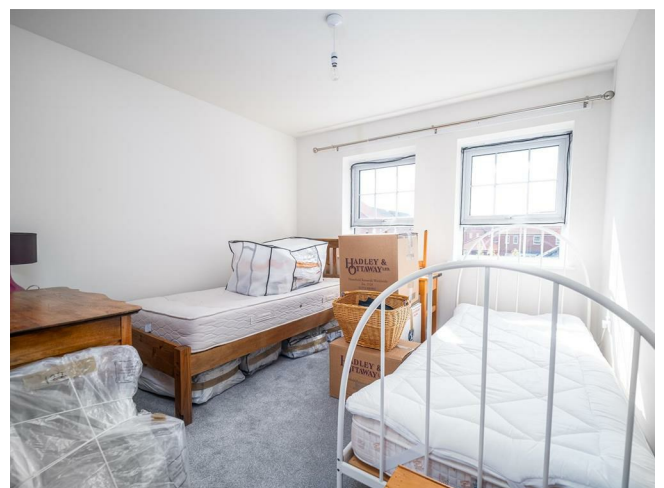
- Guide Price £475,000 - £500,000
- 4 bedroom detached family home offering over 1,500 sq. ft of accommodation
- Bay fronted 17'9 lounge with plus separate study and WC
- Open plan kitchen/dining room plus separate utility room
- Main bedroom with built in wardrobe, and en-suite shower room
- Three further double bedrooms and a family bathroom with bath and separate shower
- Tandem driveway, single garage, and an enclosed low maintenance rear garden
- Built in 2021 and located on the popular Cringleford Heights development
- Double Glazed & Gas Central Heating
- Located at the end of a cul de sac

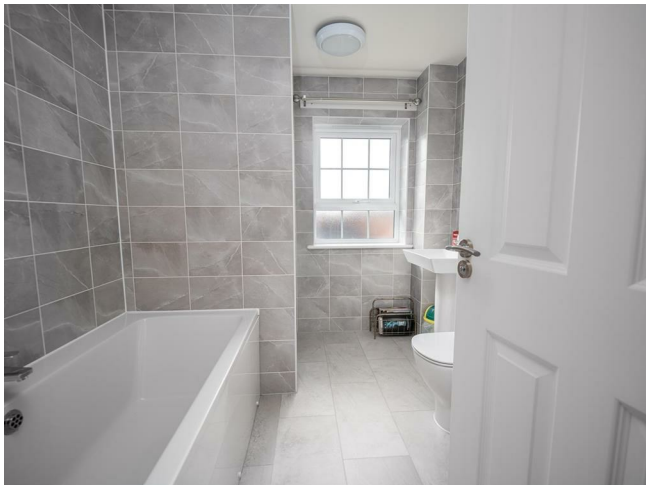
About the Property

This spacious four bedroom detached family home is located at the end of a cul de sac on the popular Cringleford Heights development. Built in 2021 and offered chain free, the property provides over 1,500sq. ft. of accommodation.

On the ground floor, the entrance hall provides access to the bay fronted 17'9 lounge, study and a WC. The kitchen/dining room extends the full length of the property at the rear and includes a built in fridge, freezer, dishwasher, hob wine cooler and oven. It also features patio doors to the rear garden and leads to a separate utility room with space for additional appliances.

Upstairs, the main bedroom benefits from a built in wardrobe, along with an en-suite shower room. There are three further double bedrooms, and the family bathroom includes both a bath and a separate shower.





The Outside

Outside, the property is located at the end of a cul de sac with a lawned front garden, entrance path, and gated side access. A tandem driveway provides off road parking and leads to a single garage. The rear garden is enclosed, low maintenance, and mainly laid to lawn.

Location Overview

Davies drive is located in Cringleford, just a short distance from the Norfolk and Norwich Hospital, the Norwich Research Park, and the University of East Anglia. The property also offers convenient access to Norwich city centre, the A47, and the A11. Cringleford is a highly regarded suburb situated approximately two miles southwest of Norwich. It combines historic character with modern development and offers a range of local amenities, including a well-rated primary school, local shops, and green spaces. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus. Its proximity to the A11 makes Cringleford particularly well-suited for those commuting to Cambridge, London, or elsewhere in the region.

Directions

Enter the Round House Park development via Round House Way. Take the first exit at the first roundabout, the second exit at the second roundabout and the first exit at the third roundabout before turning almost immediately left into the Cringleford Heights development via Haldane Drive then right into Davies Drive, and right again, where the property can be found on the right hand side at the end of the cul de sac.

AGENTS NOTE

Please be advised that the seller of this property is a connected person to Butterfly Homes

Please note there is a management charge for the development. We are currently awaiting confirmation from the owner regarding the exact amount.

INTERNET & TV: Please be advised that Fibre Networks Limited (OFNL) operates the fibre infrastructure at this property. This networks controls both the internet connection and the television services.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Disclaimer -

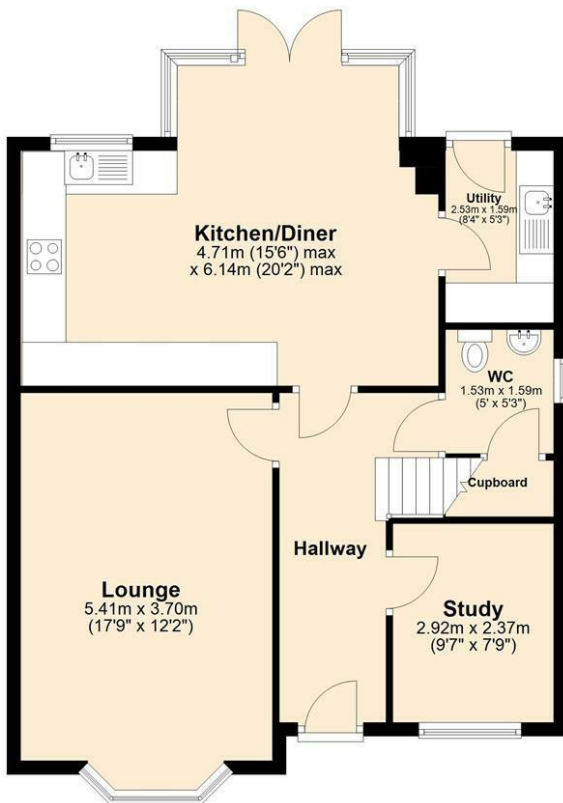
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding.

Referral Fees-

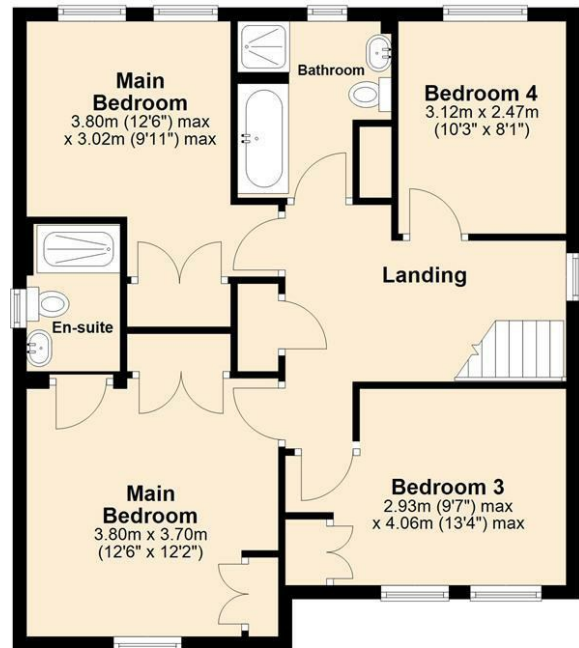
Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.



Ground Floor



First Floor



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.

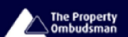
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tenure: Freehold
Council Tax Band: E
Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN