



61 | Woolhouse Way | Cringleford | NR4 7FX
Offers in Excess of £600,000



The Features

- *** NO CHAIN - QUICK SALE AVAILABLE ***
- Substantial detached family home offering over 1,600 sq ft of accommodation
- 20'1" kitchen/diner with integrated appliances and double doors to the garden
- 16'5" lounge, separate dining/play room, and a study
- Four well proportioned first floor bedrooms, all with built in wardrobes
- Main bedroom with en-suite including both bath and shower
- Ground floor WC, first-floor family bathroom, and en-suite to the main bedroom
- Gas central heating, double glazing, and EV charging point
- Enclosed rear garden, detached double garage, and double driveway
- Built in 2022 on the sought after Cringleford Heights development

About the Property

Offering over 1,600 sq ft of accommodation, this stylish four bedroom Georgian style detached family home was built in 2022 and provides generous, well designed living space within the sought after Cringleford Heights development. The property is vacant and available with no onward chain, making it an ideal choice for buyers looking to move quickly.

The ground floor includes a 20'1" kitchen/diner with integrated appliances and double doors opening to the garden, plus a separate utility room. A dining/play room also opens to the garden, while the 16'5" lounge features twin windows. There is also a study, and a large hallway together with a ground floor WC complete the layout, offering both practicality and space for modern family living.

Upstairs, there are four good-sized bedrooms, all with built-in wardrobes. The main bedroom benefits from an en-suite fitted with both a bath and a separate shower. The family bathroom also includes a bath and a separate shower, serving the remaining bedrooms.

With gas central heating, double glazing, and well-planned accommodation, the home is designed for modern family living.





The Outside

The property enjoys strong kerb appeal with its symmetrical frontage and position overlooking the green within a small cul-de-sac of homes. A double driveway provides parking and leads to a detached double garage with power, light, and an EV charging point located on the driveway.

At the front, there is a lawned garden with a pathway to the entrance. The rear garden is enclosed and mainly laid to lawn, with an additional section behind the garage, as well as an outdoor tap and a side gate providing access to the driveway.

Location Overview

Woolhouse Way 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

From Colney Lane, enter the development via Haldane Drive. Continue along this road, then turn right onto Woolhouse Way. Take another right before Crane Close, where the property is located on the right-hand side, opposite a green space.

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.

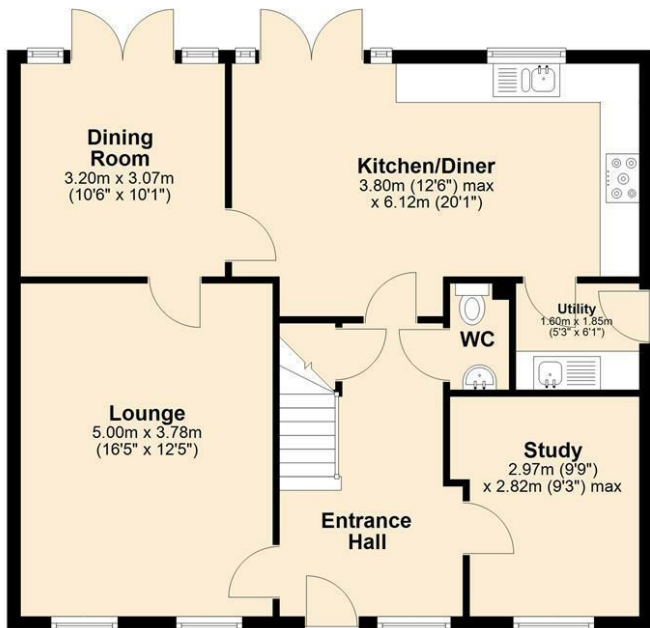
Referral Fees-

Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or



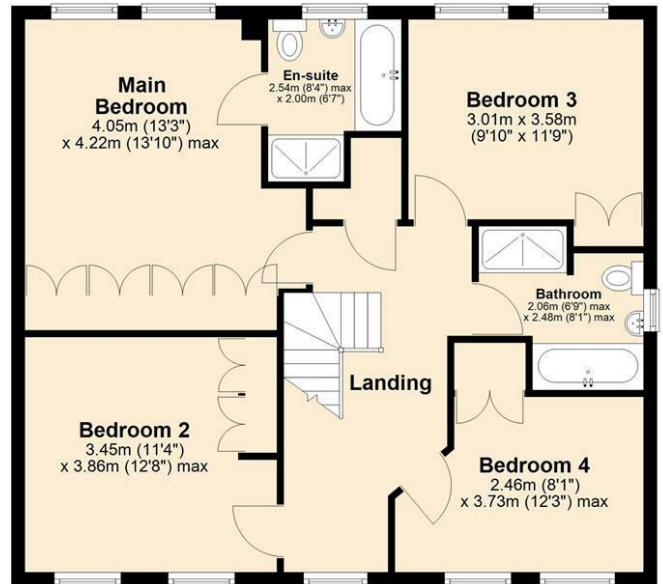
Ground Floor

Approx. 76.2 sq. metres (820.2 sq. feet)



First Floor

Approx. 77.3 sq. metres (831.9 sq. feet)



Total area: approx. 153.5 sq. metres (1652.1 sq. feet)

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.

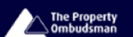
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Freehold
Council Tax Band: F
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.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



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