



3 | Gurney Lane | Cringleford | NR4 7SB

Guide Price £1,000,000



The Features

- Guide Price £1,000,000 - £1,100,000
- Substantial detached family home offering over 2,500 sq. ft. of accommodation
- Modern kitchen with integrated appliances and breakfast bar
- Twin conservatories to the front and rear, offering additional living space
- Spacious lounge with inset wood burner and separate dining room
- Four double bedrooms, including a master with direct access to the bathroom
- Ground floor shower room and utility, plus a first-floor family bathroom and WC
- Attached double garage, generous driveway parking, and wraparound gardens
- Planning permission granted for a ground and first-floor extension plus undercover pool room
- Prestigious setting with potential to create a truly individual home

About the Property

Situated in one of Norwich's most prestigious and sought-after locations, this substantial detached family home offers over 2,500 sq. ft. of versatile living space and an exciting opportunity for enhancement. The property features four double bedrooms, including a master with direct access to the bathroom, a generous sitting room with a modern inset wood burner, and a separate dining/family room. The kitchen includes integrated appliances and a breakfast bar, while twin conservatories to the front and rear provide additional, flexible living areas.

While already offering spacious and adaptable accommodation, the property could benefit from improvements in certain areas, allowing purchasers the chance to put their own stamp on this impressive home. There is also scope to further improve and extend (subject to planning), with planning permission already granted for a ground and first-floor extension and an undercover pool room in the rear garden.

This exceptional residence combines space, prestige, and potential, presenting a rare opportunity to create a truly individual home in one of Norwich's most desirable locations.





The Outside

A shingle driveway, accessed through double gates from the road, leads to a generous parking area and a double garage with sliding doors, lighting, and power. The property occupies a plot of approximately 0.51 acres, with gardens that wrap around the house and feature expansive lawns and mature, well-established borders, offering excellent privacy and seclusion. To the rear, a raised decked terrace provides an attractive outlook over the gently sloping garden and the enclosed swimming pool, which is currently covered with decking. The pool has not been used for some time, and its condition is therefore unknown. Beneath part of the house, there is a subdivided, height-restricted basement storage area with external access. The garden is finished with paved and decked areas, raised lawns, and mature shrubs, creating a private and beautifully landscaped outdoor setting.

Location Overview

Gurney Lane is located in the ever-popular village and suburb of Cringleford, south of Norwich. The area offers a peaceful residential setting with lovely walks along the River Yare, leading towards the UEA Broad. A wide range of amenities can be found nearby in Eaton, including a Waitrose supermarket, pharmacy, public houses, hairdressers, and opticians. The property also enjoys convenient access to the A11, Norwich Research Park, the Norfolk and Norwich University Hospital, and the University of East Anglia, making it ideal for professionals and families alike.

The thriving city centre of Norwich provides outstanding retail, dining, and cultural opportunities, with its award-winning market, an array of cafés and restaurants, theatres, galleries, and a vibrant arts scene. The city's rich history and diverse architecture offer a perfect balance between modern living and historic charm. Norwich also boasts highly regarded schooling in both the private and public sectors, alongside the University of East Anglia.

Norwich benefits from excellent transport connections, including a mainline rail service to London Liverpool Street (with journey times from around 90 minutes) and an international airport to the north of the city, ensuring convenient links for both commuting and travel.

Directions

From Cringleford, cross the A11 via Colney Lane and continue straight. Turn right onto Gurney Lane, where the property is located on the left-hand side.

Agents Note

We have been advised that planning permission has been granted for a two-storey extension and pool room. This planning permission is due to lapse in January 2026 (South Norfolk Council Ref: 2022/1886).

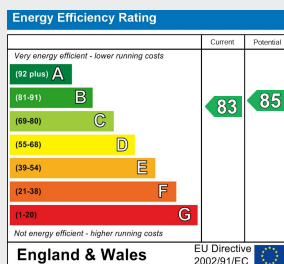
The property features solar panels and air conditioning units in some rooms; however, we have not tested the systems.

In the rear garden, the property includes a swimming pool which has not been used for several years and is currently decked over. As such, we are unable to comment on the condition of the pool.





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. Plans produced using Planit3D.



Tenure: Freehold
Council Tax Band: G
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