



3 | Freesia Way | Cringleford | NR4 7BB

Offers in Excess of £475,000



The Features

- *** A MUST VIEW ***
- Impressive five bedroom detached family home
- Offering over 1,650 sq. ft. of accommodation arranged across three floors
- Entrance Hall, WC & spacious 14'8" lounge
- 21'9" kitchen/diner with double doors leading to a 12'6" conservatory
- Four bedrooms and a family bathroom to the first floor
- Top floor main bedroom with en-suite shower room
- Generous enclosed rear garden, single garage & driveway parking
- Double glazed and gas central heating
- Situated in the highly sought-after Round House Park development in Cringleford

About the Property

Located on the highly sought after Round House Park development in Cringleford, this impressive five bedroom detached family home offers over 1,650 sq. ft. of well presented accommodation arranged across three floors.

The ground floor features a welcoming entrance hall, an updated WC, a spacious 14'8" lounge with twin windows providing plenty of natural light, and an impressive 21'9" kitchen/diner, perfect for family living and entertaining. Double doors open through to a 12'6" conservatory, creating a bright and versatile additional living space with views over the rear garden.

Upstairs, the first floor offers four well proportioned bedrooms, including bedroom two with a walk-in wardrobe, and a modern family bathroom. The top floor is dedicated to the main bedroom suite, complete with built-in wardrobes and an en-suite shower room.





The Outside

The property features a generous, enclosed rear garden, mainly laid to lawn with attractive flower borders and a patio area. There is side access via gates on both sides of the property, along with an outside tap. The single garage is fitted with power and lighting and includes a personnel door leading directly into the garden. Measuring approximately 18'1" x 9'9", the garage is complemented by two parking spaces on the tandem driveway in front.

To the front of the property, there is decorative slate area with a pathway leading to the front door, creating a well-kept and welcoming approach.

Location Overview

Freesia Way is situated within the highly desirable Round House Park development in Cringleford, a sought-after suburb approximately two miles southwest of Norwich. The area combines historic charm with modern convenience, offering a range of local amenities including a well-rated primary school, local shops, and attractive green spaces.

The property enjoys an excellent location close to the Tesco Express, Norfolk & Norwich University Hospital (NNUH), the University of East Anglia (UEA), and the Norwich Research Park. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus.

With good transport links via the A11 and A47, and convenient access to Norwich city centre, Cringleford is ideal for families and professionals alike, particularly those commuting to Cambridge, London, or elsewhere in the region.

Directions

Head into the Round House Park development from the A11 (Newmarket Road) via Round House Way. At the roundabout, take the right turn onto Dragonfly Lane and follow the road as it curves to the right. Then, turn right onto Willowcroft Way. Pass The Willow Centre on your left, and take the next left onto Freesia Way, the property is immediately on your left-hand side.

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.

GDPR – Personal Information



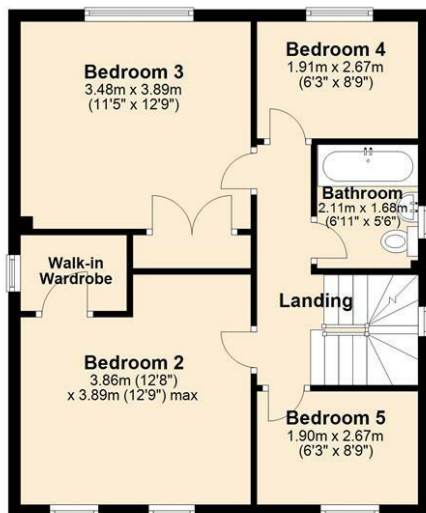
Ground Floor

Approx. 66.6 sq. metres (717.3 sq. feet)



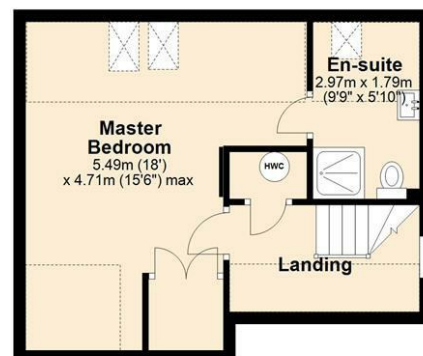
First Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 154.0 sq. metres (1657.8 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		
(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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