



32 | Calthorpe Drive | Cringleford | NR4 6FJ

Guide Price £280,000



The Features

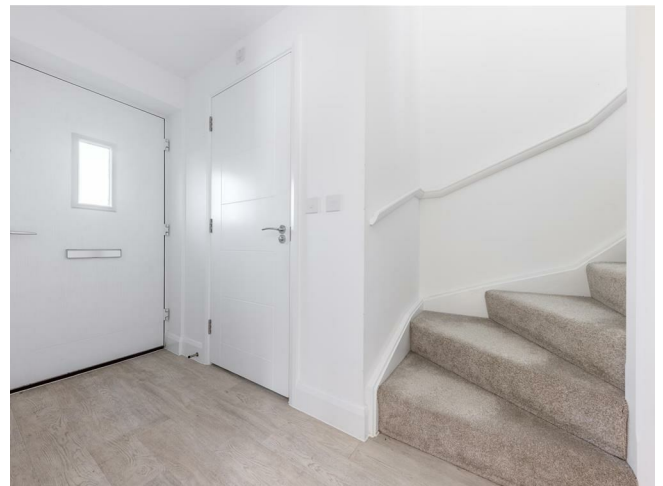
- *** No onward chain - quick sale possible ***
- Spacious two bedroom semi detached home
- Modern kitchen with integrated appliances and space for a washing machine
- Generous open plan living area with double doors to the rear garden
- Ground floor WC and first floor family bathroom with shower over bath
- Two bedrooms off the landing, including a main bedroom measuring 15'11" max
- Enclosed Rear Garden and Tandem driveway parking beside the property
- Gas central heating, double glazing and solar PV panels
- Remainder of builder's warranty for added peace of mind
- Convenient location for Norwich, N&N Hospital, A47 and A11

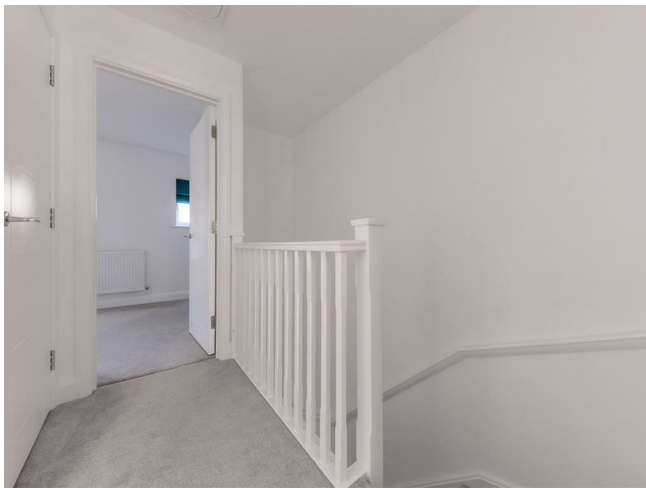
About the Property

This modern and beautifully presented two bedroom semi detached home is offered with no onward chain, making it an ideal option for buyers seeking a quick sale. Inside, the property features a stylish kitchen complete with integrated appliances and space for a washing machine, leading through to a generous open-plan living area with double doors opening onto the enclosed rear garden, creating a bright and sociable space.

The ground floor also benefits from a convenient WC, while upstairs offers two well proportioned bedrooms accessed from the landing, including a spacious main bedroom measuring 15'11" max, along with a family bathroom featuring a shower over the bath. Additional features include gas central heating, double glazing, solar PV panels, and the remainder of the builder's warranty for added reassurance. Tandem driveway parking sits alongside the property, providing practical and accessible off-road parking.

This is a well-designed, energy efficient home that would suit first-time buyers, downsizers, or investors alike.





The Outside

The rear garden is enclosed and measures approximately 30'8" max x 44' max. It is mainly laid to lawn and includes an extended patio area, along with an outside tap for convenience.

To the right of the property, a brick-weave driveway provides tandem parking, with a gate offering direct access into the rear garden.

Location Overview

Calthorpe Drive is located on the new Big Sky Living development, just off the roundabout in Cringleford that leads towards the Thickthorn roundabout, 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 approximately two miles southwest of Norwich. It blends historic charm with modern development and provides a range of local amenities, including a well-rated primary school, local shops, and attractive green spaces. The neighbouring area of Eaton offers additional facilities such as supermarkets, cafés, and further services, along with easy access to the UEA campus.

With its excellent links to the A11, Cringleford is particularly well suited for those commuting to Cambridge, London, or further afield.

AGENTS NOTE

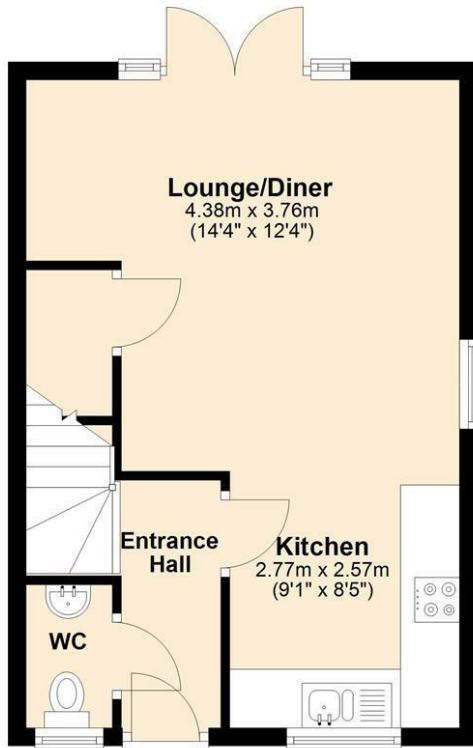
Some of the internal images have been digitally furnished using AI to demonstrate how the space could look. The property is currently vacant.

Directions

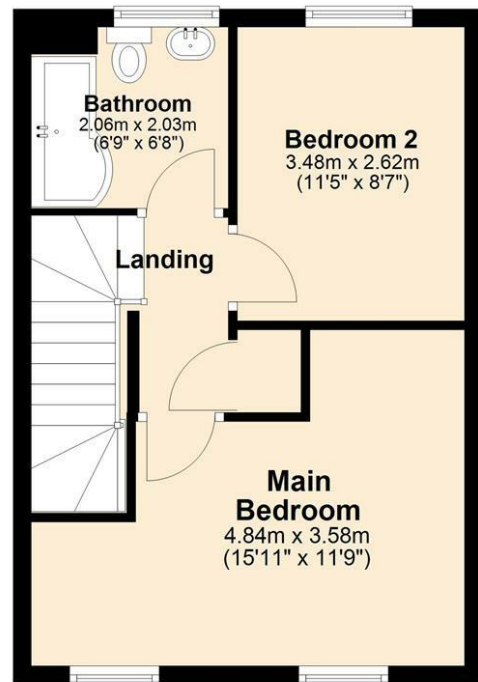
Leave the city via Newmarket Road heading south, continuing as it becomes the A11 dual carriageway. At the first roundabout, take the first exit onto Holme Avenue. Then take the first left onto Calthorpe Drive, where the property can be found on the right-hand side, just after the turning to Dynham Road.



Ground Floor

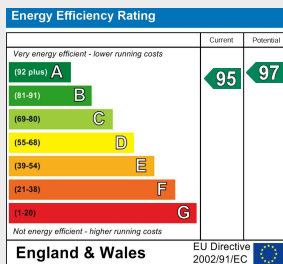


First Floor



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.



Tenure: Freehold
Council Tax Band: B
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



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.

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