



9 | Cringleford Chase | Cringleford | NR4 7RS

Guide Price £900,000





## The Features

- Guide Price £900,000 - £1,000,000. Chain Free, quick sale available
- Impressive detached family home offering just over 2,600 sq. ft. of flexible living space
- Stylish 24'10 kitchen/breakfast room with central island and integrated appliances
- 30'9 dual-aspect L-shaped lounge with inset fireplace and bi-fold doors to the garden
- Separate 15'3 dining room with bi-fold doors, 13'4 family room, and utility
- Four bedrooms with fitted wardrobes and a family bathroom off the landing
- 21' Main bedroom includes walk-in wardrobe and en-suite shower room
- Ground-floor WC and first-floor family bathroom with three-piece suite
- Generous off-road parking, double garage & outbuilding to the rear
- Set on approximately 0.35 acres in a quiet cul-de-sac

## About the Property

This impressive detached family home offers just over 2,600 sq. ft. of flexible living space and occupies a sought after position on a quiet cul de sac, set within approximately 0.35 acres.

The entrance hall provides access to all ground-floor rooms, including a family room and a versatile front-facing room suitable as a home office or playroom. At the heart of the home is the 24'10 kitchen/breakfast room, featuring a central island, contemporary appliances, a roof lantern, and double-aspect bi-fold doors that open onto the garden. The adjoining dining room, also with bi-fold doors, and the 30'9 dual-aspect L shaped lounge with fireplace and garden access, offer excellent space for entertaining. A utility room and cloakroom complete the ground floor.

Upstairs, the main bedroom includes a walk-in wardrobe and en-suite shower room. Three further bedrooms benefit from built-in storage and share a modern family bathroom, providing generous accommodation for family and guests.







## The Outside

The property sits on a plot of approximately 0.35 acres and is approached via a gently sloping driveway, providing ample off-road parking for multiple vehicles. This leads to a double garage with electric roller doors, also fitted with barn-style doors at the rear for convenient access to the garden.

The standout feature of this home is its private and tranquil rear garden, set within mature trees and shrubs. It includes a large patio area accessible from the reception rooms, ideal for outdoor entertaining. Additional highlights include a greenhouse, a shed, and a brick outbuilding with a cellar and power supply, offering excellent potential for conversion into a home office or gym, subject to any necessary planning consents. Mature trees enhance privacy, with a public footpath running beyond the boundary.

## The Location

Cringleford Chase is situated in the highly sought-after village and suburb of Cringleford, south of Norwich. The area provides a peaceful residential setting, with scenic walks along the River Yare leading towards the UEA Broad. Local amenities are available nearby in Eaton, including a Waitrose, pharmacy, pubs, hairdressers, and opticians.

The property benefits from 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.

Norwich city centre offers an excellent range of retail, dining, and cultural attractions, including an award-winning market, cafés, restaurants, theatres, galleries, and a vibrant arts scene. The city combines historic architecture with modern living and provides highly regarded schools in both the private and public sectors.

Transport connections are excellent, with a mainline rail service to London Liverpool Street (approximately 90 minutes) and Norwich International Airport to the north of the city, providing convenient links for commuting and travel.

## Direction

From Colney Lane, turn into Cringleford Chase. The property can be found on the right-hand side of the cul-de-sac as the road curves to the left.

## AGENTS NOTE

Please note that there is a Tree Preservation Order (TPO 134) on Cringleford Chase.



**Ground Floor**  
Approx. 140.9 sq. metres (1516.2 sq. feet)

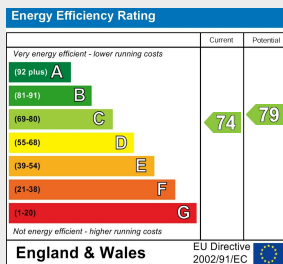


**First Floor**  
Approx. 105.4 sq. metres (1134.2 sq. feet)



Total area: approx. 246.2 sq. metres (2650.4 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.



**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.



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