



3 | Primrose Close | Cringleford | NR4 7WP

Guide Price £325,000

 **BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT





## The Features

- Guide Price £325,000 - £350,000
- Modern three bedroom, three-storey townhouse in a sought-after location
- Over 1,100 sq. ft. of well presented accommodation
- Spacious 15'9 kitchen/diner with stylish grey units and integrated appliances
- 15'4 lounge with double doors leading to the garden
- Ground floor WC, first-floor family bathroom, and top-floor en-suite
- 3 bedrooms arranged over 2 floors, including a top-floor master suite
- Enclosed, landscaped rear garden with lawn, patio and mature shrubs
- Garage with light and power, plus driveway parking
- Ideally situated for NNUH, UEA, Norwich Research Park and the city centre

## About the Property

If you are looking for a modern and spacious home, this impressive three bedroom semi detached townhouse is a must see. Arranged over three floors and offering over 1,100 sq. ft. of stylish, well presented accommodation, it is well suited to first-time buyers, second-time movers, or buy-to-let investors.

The ground floor features a contemporary kitchen diner fitted with grey units and a range of integrated appliances, including a built-in oven and hob, fridge freezer, dishwasher and washing machine. This is complemented by a generous lounge with doors opening onto the rear garden. The first floor offers two well-proportioned bedrooms and a modern family bathroom, while the entire top floor is dedicated to an impressive 22'4 principal bedroom complete with an en-suite shower room.

Built in 2020 by Tilia Homes, the property benefits from the remainder of its NHBC certificate and modern comforts including double glazing and gas central heating. Positioned on the edge of the estate, the property enjoys a highly desirable location, adding further appeal to this attractive home.







## The Outside

To the rear, the property features a landscaped garden with a patio and mature shrubs, creating a perfect space for relaxing or entertaining. A garage with light and power is complemented by a driveway, providing additional off-road parking.

## Location Overview

Primrose Close is situated in a highly desirable edge-of-estate location in Cringleford, just a short distance from Tesco Express, the Norfolk and Norwich Hospital, Norwich Research Park, and the University of East Anglia. The property also benefits from excellent access to Norwich city centre, the A47, and the A11.

Cringleford, approximately two miles southwest of Norwich, is a sought-after suburb that combines historic charm with modern development. Local amenities include a well-regarded primary school, shops, and green spaces, while neighbouring Eaton offers additional facilities such as supermarkets, cafés, and services. The area's proximity to the A11 also makes it ideal for commuting to Cambridge, London, and beyond.

## Agents Note

Please note there is ongoing building work in the surrounding area.

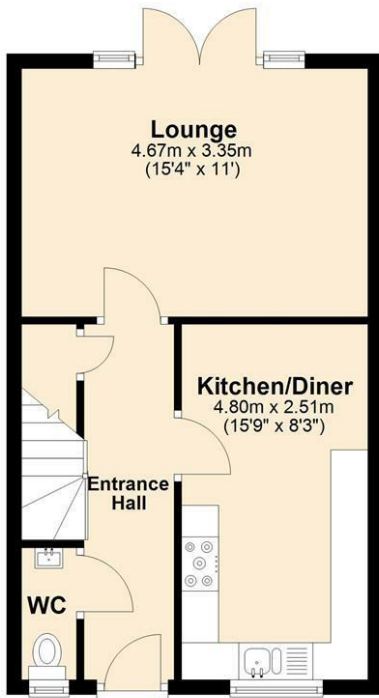
## Directions

From the A11 (Newmarket Road), enter the Round House Park development via Round House Way. At the roundabout, take the first exit and continue along Round House Way. At the next roundabout, turn left onto Sorrel Grove, then immediately right into Primrose Close. The property can be found on the left-hand side.



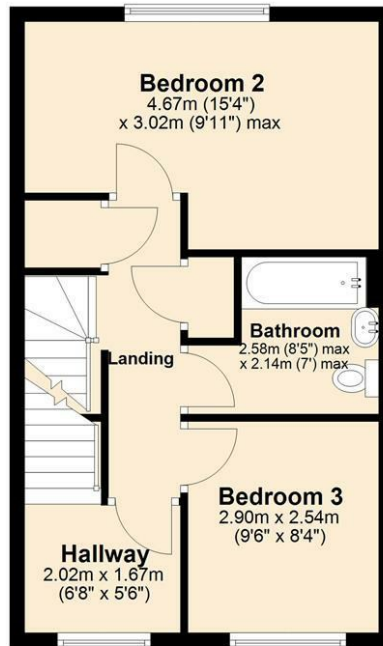
### Ground Floor

Approx. 38.6 sq. metres (415.1 sq. feet)



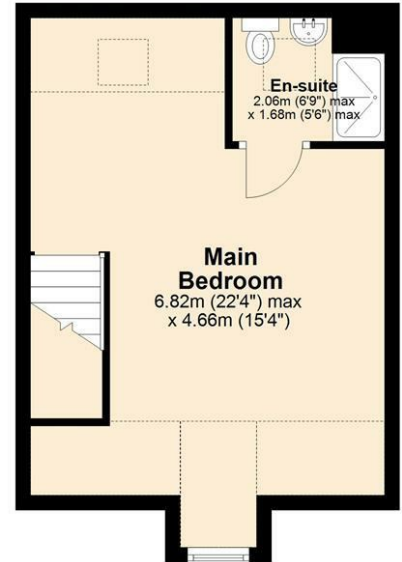
### First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



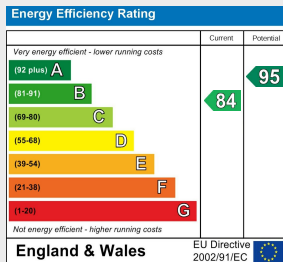
### Second Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 107.8 sq. metres (1159.8 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.

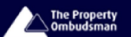


**Tenure:** Freehold  
**Council Tax Band:** C  
**Local Authority:** South Norfolk

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 Colegate Norwich Norfolk NR3 1BN