

5 FAYERFAX CLOSE

CRINGLEFORD | NORWICH | NORFOLK | NR4 6FR

Guide Price £350,000 - £375,000

SUMMARY Situated in a cul-de-sac within a popular and modern development, this beautifully presented detached home offers easy access to Norwich city centre, UEA, NNUH and major road links. The property benefits from a builders warranty and features a bay-fronted lounge and modern kitchen/diner with French doors to the garden. The private driveway provides off-road parking and the south-west facing rear garden is perfect for outdoor relaxation, making it a fantastic opportunity for families and professionals alike - call now to view!

KEY FEATURES

Guide Price £350,000 - £375,000

Detached property situated in a cul-de-sac within a sought-after Cringleford development

Enjoying beautifully presented accommodation throughout and builders warranty remaining

Modern kitchen/diner with integrated appliances and French doors to the garden

15'1 bay-fronted lounge off the entrance hall

3 good-sized first floor bedrooms including an en-suite shower room to the main bedroom

Ground floor WC and first floor family bathroom

Off-road parking to the rear of the property

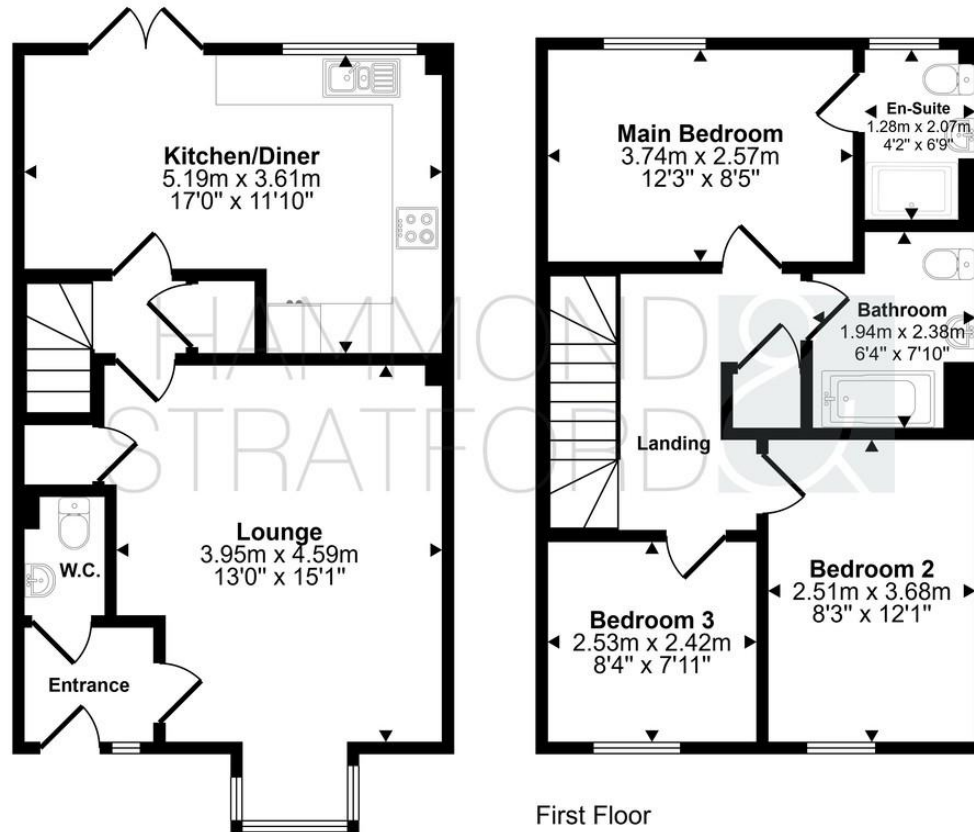
Approx. 30 max. south-west facing rear garden with lawn and patio seating area

Convenient location close to Norwich city centre, UEA, NNUH and major road links

HAMMOND
STRATFORD



Approx Gross Internal Area
88 sq m / 943 sq ft



First Floor
Approx 44 sq m / 469 sq ft

Ground Floor
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DRAFT DETAILS AWAITING APPROVAL

OUTSIDE Located in a cul-de-sac within a highly sought-after modern development, this property features off-road parking to the rear, with a brick-paved driveway. At the front, the property is set back from the road with landscaped planting and a contemporary entrance, creating a welcoming first impression. The approx. 30' max. rear garden enjoys a south-west facing aspect, ensuring plenty of natural sunlight throughout the day. It features a lawned area, a paved patio ideal for outdoor dining and a raised section, offering additional seating space. Positioned in the heart of Cringleford, this home is ideally situated for easy access to Norwich city centre, the University of East Anglia (UEA), Norfolk and Norwich University Hospital (NNUH) and major road links, making it perfect for those seeking a balance between peaceful suburban living and excellent connectivity.

AGENTS NOTE Please be advised there is ongoing development in the area.

Service Charges may apply however, we are currently awaiting documents to confirm these details.

DIRECTIONS From Norwich, leave the city on Newmarket Road heading south, continue as it turns into the A11 dual carriageway. At the first roundabout take the first left into Holme Avenue. Turn left onto Shenkwyne Road and left again onto Fayerfax Close, where the property can be found on the left-hand side corner.

what3words ///jump.modern.handed

LOCAL AUTHORITY South Norfolk

COUNCIL TAX BAND TBC

ENERGY EFFICIENCY RATING Current 83 Potential 94

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While we have made diligent efforts to ensure the accuracy of the information relating to each property at the point of listing, you are advised to consult the official local council website for details on conservation areas, flood risks, tree preservation orders, planning applications and other relevant aspects. These details are for guidance purposes only and we do not seek advice from the seller's legal representative in their preparation. We also strongly advise that you inspect the property and surrounding area on Google Maps and Street View prior to viewing. The photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

