



4 Honywood Place
Cringleford, Norwich, NR4 6FN

BROWN & CO



4 Honywood Place, Cringleford, Norwich, NR4 6FN

An attractive detached four-bedroom house situated on the edge of a highly sought-after development in Cringleford.

£730,000 Freehold



DESCRIPTION

No. 4 Honywood Place is an attractive modern detached house constructed circa 2021, forming part of a highly regarded residential development within Cringleford. The property offers well-proportioned and versatile accommodation arranged over two floors, finished to a high specification throughout.

The entrance hall provides access to the principal rooms and includes a cloakroom. The sitting room links with the dining room beautifully and the property enjoys an open plan feel.

The heart of the home is the spacious open-plan kitchen/dining/family room, fitted with a comprehensive range of contemporary base and wall units, integrated appliances, and ample work surfaces. French doors provide access into the rear gardens whilst a separate utility room provides useful ancillary to the main accommodation. A study on the ground floor enjoys a private space for home working.

To the first floor, there are four double bedrooms off the landing, which include the spacious principal bedroom and en-suite shower room. The guest bedroom also enjoys en-suite facilities whilst bedrooms three and four, are served by a modern family bathroom.

To the front of the property is an area of lawn with pathway to the entrance. A private driveway provides off-road parking and access to the double garage.

The rear garden is fully enclosed, mainly laid to lawn with a paved terrace providing space for outdoor dining and relaxation. The garden enjoys a good level of privacy and a pleasant aspect.

LOCATION

Honywood Place forms part of a desirable modern development within Cringleford, a well-served village lying just south-west of Norwich. Local amenities include a convenience store, primary school, public house, and medical practice. The area offers excellent access to the A11 and A47, Norwich city centre (approximately 3 miles), and the Norfolk and Norwich University Hospital. There are regular public transport links, and the nearby University of East Anglia provides additional recreational and cultural facilities.

DIRECTIONS

From the A47, take the exit signposted A1074 / B1108 Norwich / Cringleford. At the roundabout, follow signs for Cringleford and continue along Roundhouse Way. At the next roundabout, take the first exit onto Newmarket Road (B1172) and then the first right

onto Colney Lane, signposted for Cringleford Village. Continue on Colney Lane for approximately half a mile, passing Cringleford Primary School on the right. Turn left into Cantley Lane, then take the first right into Honywood Road. Follow the road into Honywood Place, where Number 4 will be found on the right-hand side, clearly identified by the property number.

Services - Mains water, gas, electricity, and drainage are understood to be connected, gas-fired central heating.

Local Authority - South Norfolk District Council. Council Tax Band – to be confirmed.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



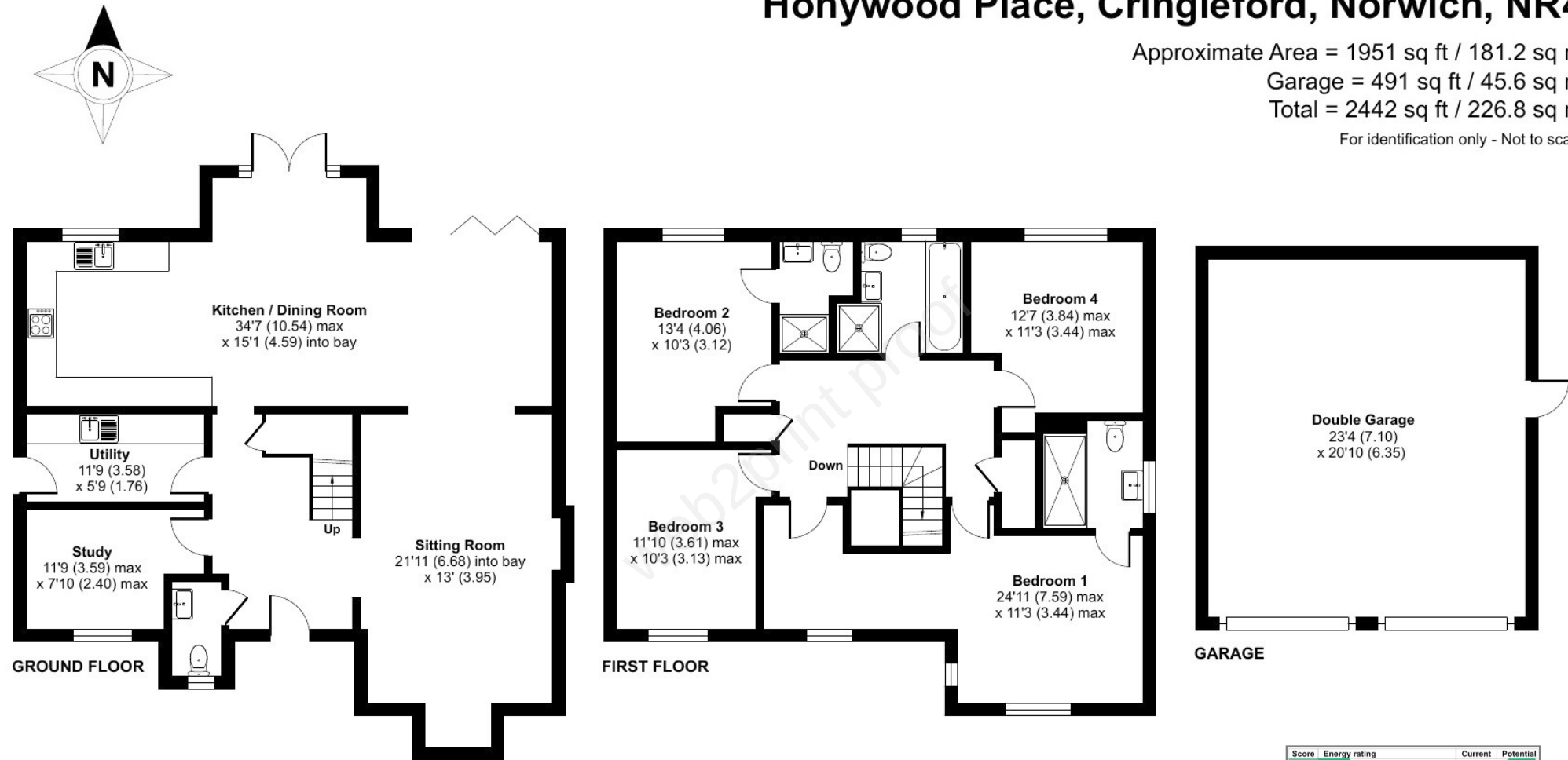
Honywood Place, Cringleford, Norwich, NR4

Approximate Area = 1951 sq ft / 181.2 sq m

Garage = 491 sq ft / 45.6 sq m

Total = 2442 sq ft / 226.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2025. Produced for Brown & Co. REF: 1362573

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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