



THE STORY OF

43 Intwood Road

Cringleford, Norfolk

SOWERBYS



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Cringleford, Norfolk
NR4 6XD

Offered at a Guide Price of £625,000 - £650,000

28ft Open-Plan Kitchen, Dining and
Living Space with Bi-Fold Doors

2025 AEG Integrated Appliances with Quartz
Work Surfaces and Matching Backsplash

Elegant Sitting Room with Feature
Fireplace and Bespoke Cabinetry

Three Double Bedrooms, Two
with Fitted Wardrobes

Contemporary Four-Piece Bathroom with
Freestanding Bath and Walk-In Shower

Additional Cloakroom and Separate Utility Room

South-East Facing Garden, Landscaped
for Low Maintenance

Conveniently Positioned for
Amenities, NNUH and A47/A11

Generous Driveway and Oversized Cart Lodge

SOWERBYS DEREHAM OFFICE

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Situated in the well-connected village of Cringleford, this exceptional detached residence presents a compelling fusion of contemporary design, refined specification, and single-storey living. At its core lies an expansive 28ft kitchen, dining, and family space, impeccably appointed with 2025 AEG integrated appliances, sleek quartz work surfaces, and a matching full-height backsplash. Bifold doors extend this central living area onto a beautifully landscaped south-east facing garden, offering an effortless transition between indoor comfort and al fresco living.

A separate sitting room provides an elegant retreat, featuring bespoke cabinetry, a statement fireplace, and a muted, sophisticated palette. The accommodation comprises three generous double bedrooms, two of which benefit from built-in wardrobes. The principal bathroom is finished to an exceptional standard with a freestanding bath, walk-in shower, and quality fixtures, while a separate WC and utility room enhance the overall functionality.

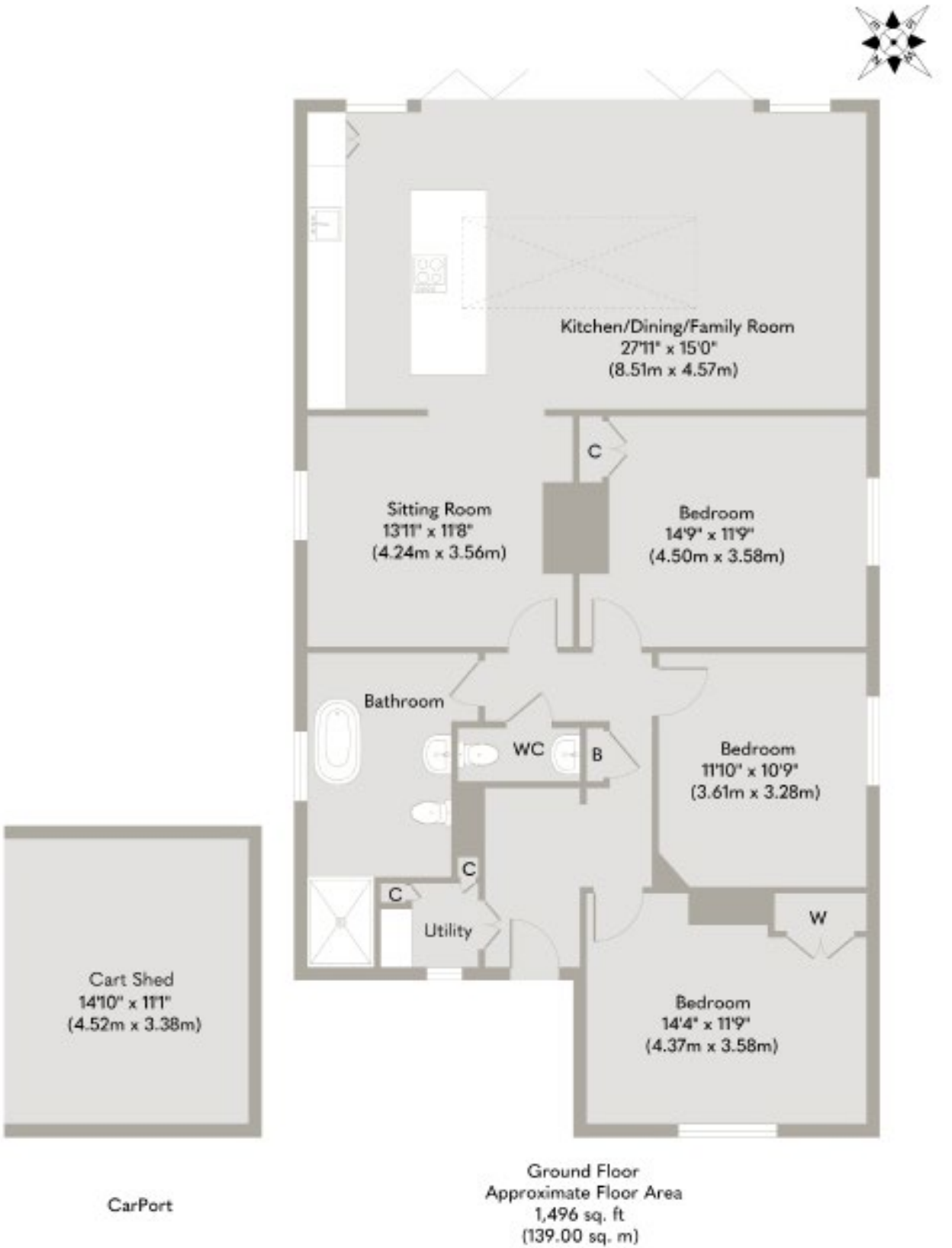
Approached via a spacious private driveway, the property offers plentiful parking in addition to an oversized cart lodge. The rear garden has been thoughtfully designed for low-maintenance enjoyment, offering both privacy and visual appeal.

Cringleford enjoys enduring popularity for its balance of village atmosphere and strategic connectivity. Residents benefit from close proximity to local amenities, well-regarded schooling, the Norfolk and Norwich University Hospital, and direct access to the A47 and A11.

Offered chain-free, this is a rare opportunity to acquire a home of evident quality, combining architectural clarity with a highly convenient setting, an ideal proposition for those seeking style without compromise.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

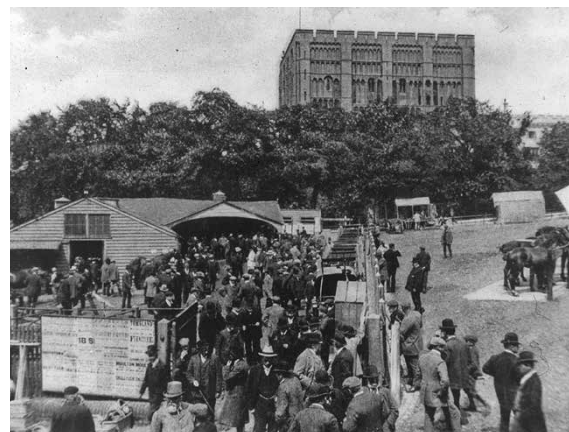
Cringleford

CRINGLEFORD CHARM ON
NORWICH'S EDGE

Cringleford is a highly popular village on the edge of Norwich, prized for its blend of community spirit, excellent amenities and convenient connections. Just a few miles from the historic city centre, Cringleford offers a semi-rural feel while remaining exceptionally well placed for both local services and wider travel. The village itself provides everyday essentials, with a supermarket, medical centre, primary school rated 'Outstanding' by Ofsted, and a choice of pubs and eateries, while nearby Eaton and Norwich extend the selection of shops, cafés and leisure facilities.

For commuters, the location is hard to beat: easy access to the A11 and A47 links directly to London, Cambridge and the wider road network, while Norwich Railway Station offers direct services to London Liverpool Street. Norwich Airport is also within easy reach for domestic and international travel.

Cringleford is surrounded by green spaces and riverside walks, making it popular with families and outdoor enthusiasts alike. Its mix of modern housing and characterful older properties creates a welcoming, village-like atmosphere, while the close proximity to the Norfolk Broads and coast provides endless opportunities for recreation. Combining excellent amenities, strong transport links and a relaxed lifestyle, Cringleford continues to be one of Norwich's most desirable locations.



Note from Sowerbys



“Sleek,
sophisticated,
and exceptionally
executed. A home
for those who
appreciate the
difference.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref: 0380-2296-1380-2625-2571

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///eating.cloth.thus

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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