

FREEHOLD



House - Detached

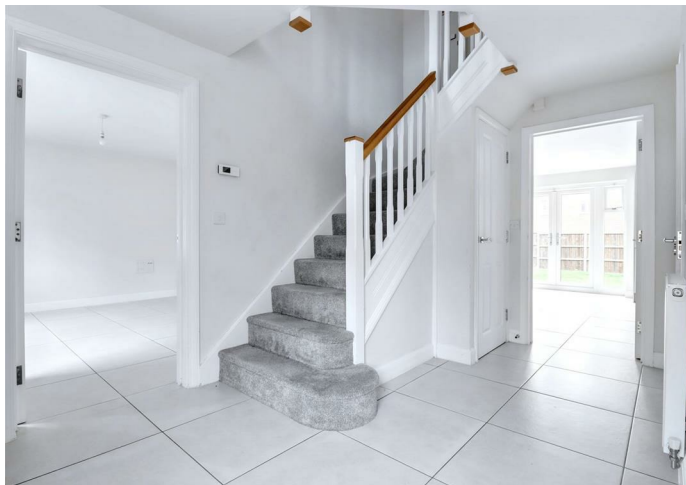
DAVIES DRIVE CRINGLEFORD HEIGHTS CRINGLEFORD NR4 7WG

Offers In Excess Of

£550,000

FEATURES

- Executive Detached
- Sitting Room
- Kitchen/Breakfast
- Galleried Landing
- Double Garage
- Entrance Hall
- Dining Room
- Utility Room
- Four Bedrooms
- No Chain



4 Bedroom House - Detached located in Cringleford

Welcome to the highly sought-after Cringleford Heights development, this nearly new executive Georgian-style detached family home on Davies Drive offers a perfect blend of modern living and classic elegance. Built in 2022, this property boasts an impressive layout with three reception rooms, four spacious bedrooms, and two well-appointed bathrooms, making it ideal for families of all sizes.

As you enter, you are greeted by a light and airy hallway that leads to a comfortable sitting room, a versatile study, and a generous kitchen/breakfast room. The kitchen is designed for entertaining, featuring double doors that open onto the garden, allowing you to seamlessly blend indoor and outdoor living during the warmer months. The adjoining dining room, also with double doors to the garden, enhances the home's appeal for hosting gatherings.

The first floor features a half-galleried landing that provides access to all bedrooms and the family bathroom. The master bedroom is a true retreat, complete with an ensuite bathroom for added convenience.

Outside, the property boasts impressive kerb appeal with its symmetrical frontage and a double driveway that accommodates parking for up to four vehicles, along with a double garage. The rear garden is a private oasis, featuring a lawned area and additional garden space tucked behind the garage, perfect for relaxation or play.

With no onward chain, this exceptional home is ready for you to move in and start creating lasting memories. This property truly has it all and should be at the top of your viewing list.

Entrance Hall

Sealed unit double glazed door to the front along with a window bringing plenty of light. Central staircase up to the first floor, radiator and doors to the wc, sitting room, study and kitchen/breakfast room. Tiled floor.

Study

9 x 9

Sealed unit double glazed window to the front and radiator. Tiled floor.

Wc

Wc and wash hand basin. tiled walls and flooring.

Sitting Room

16'6 x 12'7

Sealed unit double glazed windows to the front, tiled floor, radiators and door to the dining room.

Dining Room

10'9 x 10'2

Sealed unit double glazed double doors and windows to the rear overlooking the rear garden, tiled floor, radiator and door to the kitchen/breakfast room.

Kitchen/Breakfast Room

21'0 x 13'5 max

Sealed unit double glazed double doors and windows to the rear overlooking the rear garden. Range of base and wall mounted units, integrated hob, oven with extractor fan over, wine cooler, fridge/freezer and dishwasher. Sink unit. Tiled floor, radiator and door to the utility room.

Utility Room

6'0 x 5'4

Sealed unit double glazed door to the side. Range of base and wall mounted units, sink unit, wall mounted boiler in first cupboard, radiator and integrated washing machine with further appliance space.

Half Galleried landing

Sealed unit double glazed window to the front with doors to all bedrooms, airing cupboard and family bathroom.

Principal Bedroom

15'7 max x 13'10 max

Sealed unit double glazed windows to the rear, radiator and mirrored sliding door wardrobe. Door to the ensuite.

Ensuite

Sealed unit double glazed window to the rear, panel bath, shower cubicle, wash hand basin and wc. Tiled walls and floor. Heated towel rail.

Bedroom Two

12'10 max x 11'4 max

Sealed unit double glazed window to the rear, radiator and mirrored sliding door wardrobe.

Bedroom Three

11'9 max x 11'5 max

Sealed unit double glazed window to the rear, radiator and mirrored door wardrobe.





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Bedroom Four

12'5 max x 10'9 max

Sealed unit double glazed window to the front and radiator.

Family Bathroom

Sealed unit double glazed window to the rear, heated towel rail, panel bath with separate shower cubicle, wash hand basin and wc. Tiles to walls and floor.

Outside

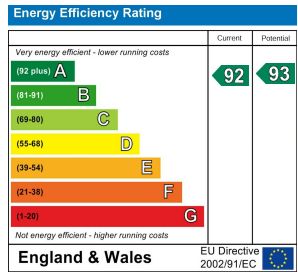
Outside to the front of the property there is a garden with path to entrance. The sideways has parking for four cars leading to a double garage. The rear garden has a side gated access, patio area, mainly laid to lawn with further garden area behind the garage. Fully enclosed and ideal for family life or entertaining.



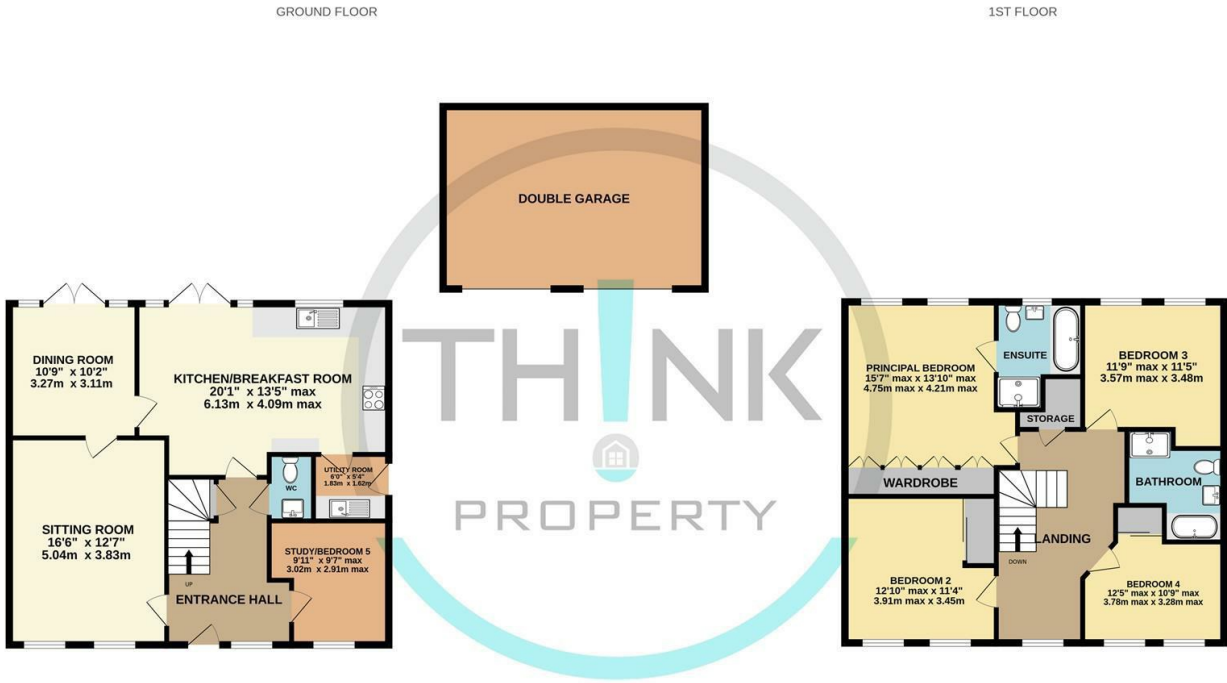
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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