

FREEHOLD



House - Detached

KESWICK ROAD CRINGLEFORD NR4 6UH

Offers In Excess Of
£625,000

FEATURES

- Corner Plot
- Two/Three Receptions
- Utility
- Two Ensuities
- Gardens
- Four/Five Bedrooms
- Kitchen/Breakfast
- Wc
- Bathroom
- No Chain



4 Bedroom House - Detached located in Cringleford

Welcome to the desirable Keswick Road in Cringleford, this impressive detached house offers a perfect blend of comfort and convenience. Spanning an expansive 1,755 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The ground floor features a welcoming entrance hall, a convenient downstairs WC, and a versatile study that could easily serve as a fifth bedroom. The spacious sitting room and dining room are ideal for family gatherings, while the kitchen/breakfast room invites culinary creativity and the utility room keeps the day to day laundry tidy.

Ascending to the first floor, you will find four generously sized bedrooms, two of which benefit from en-suite bathrooms, alongside a family bathroom that caters to the needs of the household. This home is designed with family life in mind, offering both privacy and communal spaces.

Set on a substantial corner plot, the property enjoys a large frontage with an extended brickweave driveway, providing parking for several vehicles and additional space for guests. Double garage is integral. The rear garden is a delightful retreat, featuring a well-maintained lawn and a patio area, perfect for outdoor entertaining or simply enjoying the fresh air.

The location is particularly advantageous, with easy access to local amenities, including the charming Eaton village, which boasts a Waitrose, two local pubs, and excellent transport links to the A47 and A11. Regular bus routes to the city further enhance the appeal of this family home.

With no onward chain, this property presents a straightforward and hassle-free purchasing opportunity. Whether you are looking to settle down with your family or entertain friends, this home is a wonderful choice for modern living in a sought-after area.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, radiator and doors to cupboard, sitting room, study and the kitchen.

Kitchen/Breakfast Room

12'4" x 10'4"

Sealed unit double glazed window to the front and side, range of base and wall mounted units, sink units, integrated hob, oven, extractor fan and door to the utility room.

Utility

9'8" x 6'7"

Sealed unit double glazed door and window, base units, space for appliances.

Dining Room

9'8" x 9'5"

Sealed unit double glazed window to the rear, radiator. door back to the entrance hall.

Sitting Room

18'9" x 14'8"

Sealed unit sliding patio doors to the rear garden, opening to the dining room and radiator.

Study/Bedroom 5

9'1" x 10'9"

Sealed unit double glazed window to the rear and radiator.

Landing

Doors to cupboard, bedrooms and the family bathroom.

Principal Bedroom

16'0" max x 11'9" max

Sealed unit double glazed window to the rear, range of wardrobes, radiator and door to the ensuite.

Ensuite

Sealed unit double glazed window to the front, corner shower, wash hand basin and wc.

Bedroom 2

12'4" max x 10'10" max

Ensuite

Shower cubicle, wash hand basin and wc.

Bedroom 3

12'4" x 8'12 max

Bedroom 4

10'4" x 7'6"

Bathroom

Sealed unit double glazed window to the front, panel bath, pedestal wash hand basin and wc. Radiator.

Outside

Situated on a corner plot, large front garden with lawn and shrub edged. Substantial brick weaved driveway and access to the double garage. Gated to the side to rear garden which is mainly laid to lawn with shrub borders, patio and enclosed. A great size for the children to play or entertaining family and friends and perfect for the sunny summer days ahead.





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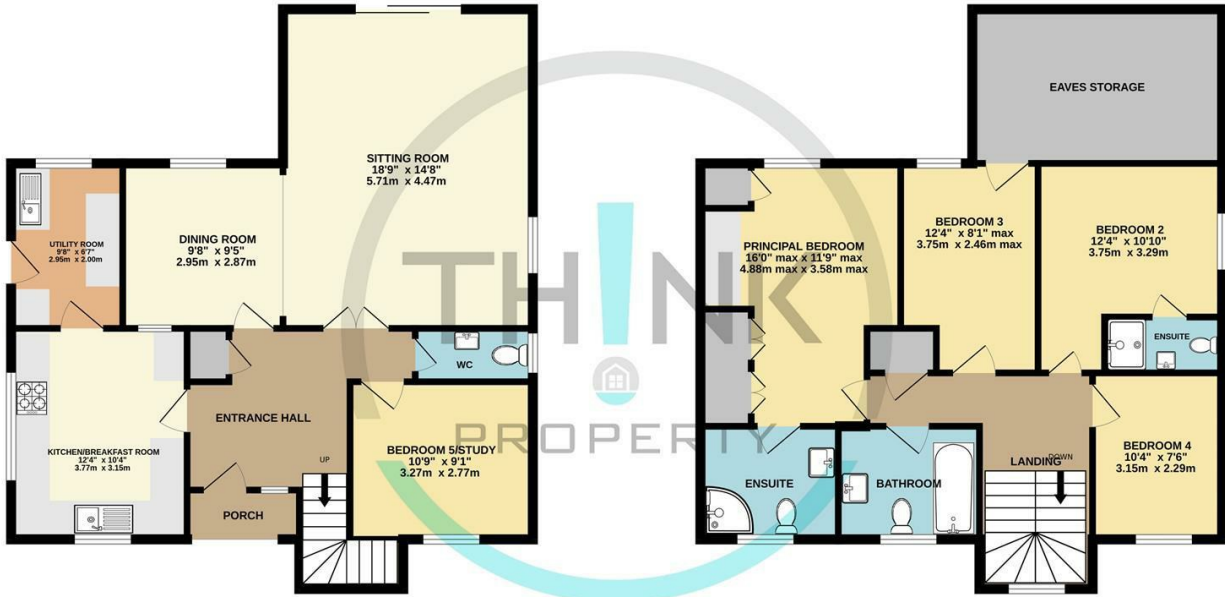
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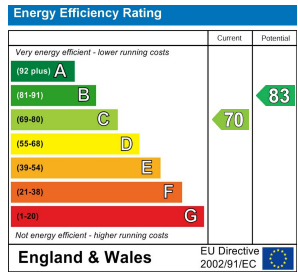
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GROUND FLOOR

1ST FLOOR



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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