



**Sorrel Grove, Cringleford, Norwich, NR4 7WR**

**welcome to**

**Sorrel Grove, Cringleford, Norwich**

\*\*\* DETACHED FAMILY HOME IN POPULAR SOUTH CITY LOCATION\*\*\* A well presented family home located within easy reach of the UEA, N&N hospital and research park. Boasting en suite facilities, fitted kitchen with integrated appliances, garden room, garage and more...



**Sorrel Grove** is located on the Roundhouse Way development in Cringleford to the south west of the city centre. The property is a recently built detached family home built by Tilia Homes being offered to the second home market for the first time.

The property is a detached home that offers accommodation of entrance hall, wc, lounge, kitchen, utility, garden room / dining room, landing, three first floor bedrooms, family bathroom and en suite shower room to the master bedroom.

Externally the property is approached via a pathway leading to the front door with the property benefiting from a brick weave driveway providing access to the garage with parking in front. To the rear there is an enclosed garden which is landscaped and laid to lawn and patio with decked seating area.

Internal viewing is highly recommended.

### **Entrance Hall**

Composite door to front aspect, LVT flooring, radiator, doors to wc, lounge and kitchen / dining room, stairs to first floor landing.

### **Wc**

Suite comprising low level wc, pedestal sink, tiled splash back, LVT flooring, extractor fan, radiator.

### **Lounge**

17' 9" x 9' 2" ( 5.41m x 2.79m )

Double glazed window to front aspect, two double glazed windows to side aspect, television point, telephone point, satellite point, radiator.

### **Kitchen**

17' 9" x 8' 9" ( 5.41m x 2.67m )

Double glazed windows to front and side aspect, modern fitted kitchen with a range of wall and base units, work surfaces over, inset sink and drainer, upstand, gas hob, electric cooker, stainless steel cooker hood over, integrated fridge / freezer & dishwasher, LVT flooring, radiator, door to utility room and garden room / dining room.

### **Utility Room**

Fitted with a range of wall and base units, integrated washing machine, counter top space for tumble dryer, fuseboard.

### **Garden Room / Dining Room**

14' 6" x 7' 5" ( 4.42m x 2.26m )

Brick construction with double glazed windows to rear and side aspect, LVT flooring, radiator, double glazed french doors to rear aspect leading to garden.

### **Landing**

Stairs from entrance hall to first floor landing, airing cupboard, doors to all bedrooms and bathroom.

### **Bedroom One**

13' 6" x 9' 9" ( 4.11m x 2.97m )

Double glazed window to side aspect, radiator, door to ensuite;

### **En Suite**

Double glazed window to front aspect, modern suite comprising shower cubicle with mains fed shower pedestal sink, low level wc, part tiled walls, tiled floor, heated towel rail.

### **Bedroom Two**

10' 4" x 9' 9" ( 3.15m x 2.97m )

Double glazed window to front aspect, radiator.

### **Bedroom Three**

10' x 5' 1" ( 3.05m x 1.55m )

Double glazed window to side aspect, built in wardrobes, radiator.

### **Bathroom**

Double glazed window to front aspect, suite comprising bath with mixer taps and shower attachment over, pedestal sink, low level wc, part tiled walls, tiled floor, heated towel rail.

### **Outside**

The property is approached via a pathway leading to the front door with open plan gardens laid to lawn. There is a brick weave driveway which leads from the road to the single garage with parking space in front of whilst to the rear there is a landscaped garden laid to lawn and patio with decked seating area.

### **directions to this property:**

Proceed out of Norwich via Newmarket Road continuing on the dual carriageway. Upon reaching the roundabout take your third exit onto Roundhouse way taking your first exit at the following roundabout onto Sorrel Grove where the property will be located on your left hand side.



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welcome to

## Sorrel Grove, Cringleford, Norwich

- THREE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- WC, BATHROOM AND EN SUITE TO MASTER BEDROOM
- DOUBLE GLAZING / GAS FIRED CENTRAL HEATING
- DRIVEWAY AND GARAGE PARKING
- LANDSCAPED GARDENS
- POPULAR SOUTH CITY LOCATION

Tenure: Freehold EPC Rating: B

guide price **£390,000 - £400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR106205 - 0005

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