



Kingfisher Close, Cringleford Norwich NR4 7LL

welcome to

Kingfisher Close, Cringleford Norwich

DETACHED FAMILY HOME WITH OPEN PLAN KITCHEN / DINING ROOM AND VERSATILE LIVING ACCOMMODATION William H Brown are pleased to offer to the market this well presented home with driveway and garage parking.



Entrance Hall

Composite door to front aspect, cloaks cupboard, radiator, doors to study, lounge, kitchen / dining room and wc.

Wc

Suite comprising low level wc, pedestal sink, extractor fan, radiator.

Lounge

12' 9" x 15' (3.89m x 4.57m)

Double glazed window to rear aspect, two radiators, double glazed french doors to rear aspect leading to garden, door to kitchen / dining room.

Kitchen / Dining Room

25' x 11' (7.62m x 3.35m)

Double glazed window to front aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel one and a half bowl sink and drainer, integrated dishwasher, washing machine and fridge freezer, double oven, gas hob, tiled floor, radiators, tiled floor, double glazed french doors to rear aspect leading to garden.

Study

9' x 7' 4" (2.74m x 2.24m)

Double glazed window to front aspect, radiator.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, doors leading to all bedrooms and bathroom.

Bedroom One

13' 6" x 10' 5" narrowing to 8' 7" (4.11m x 3.17m narrowing to 2.62m)

Double glazed window to front aspect, radiator, built in cupboards, door to en suite.

En Suite

Double glazed window to front aspect, suite comprising shower cubicle with mains fed shower, low level wc, pedestal sink, shaver point, extractor fan, radiator.

Bedroom Two

10' 2" x 6' 5" (3.10m x 1.96m)

Double glazed window to rear aspect, radiator.

Bedroom Three

8' 5" x 9' plus recess (2.57m x 2.74m plus recess)

Double glazed window to front aspect, loft access, radiator.

Bedroom Four

8' 2" plus recess x 8' 5" (2.49m plus recess x 2.57m)

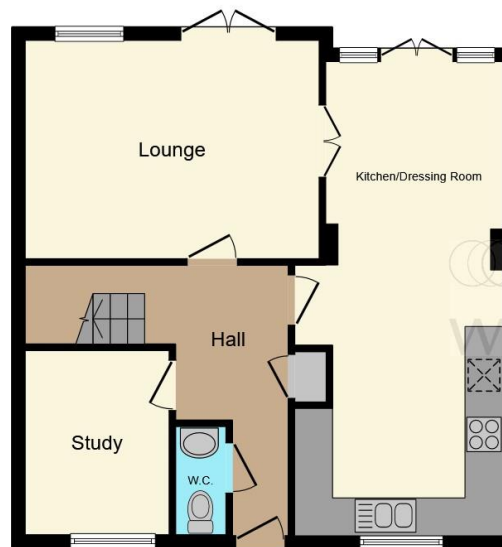
Double glazed window to rear aspect, built in radiator, radiator.

Bathroom

Double glazed window to front aspect, suite comprising bath with mixer tap, shower attachment over, glass shower screen, low level wc, pedestal sink, shaver point, extractor fan, heated towel rail.

Outside

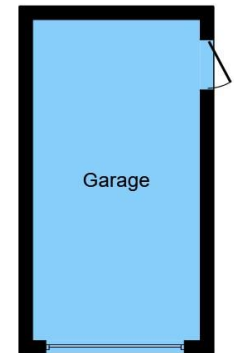
The property benefits from open plan gardens to front with well stocked planting and pathway leading to the front door. To the rear there is a landscaped garden mainly laid to lawn with patio area and raised beds. There is also the advantage of side access and door leading to the garage.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Kingfisher Close, Cringleford Norwich

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS INCLUDING STUDY - IDEAL FOR HOME WORKING
- OPEN PLAN KITCHEN / DINING ROOM
- FOUR BEDROOMS
- WC, BATHROOM AND EN SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: Awaited

£397,500



directions to this property:

Proceed out of Norwich via the Newmarket Road and follow the road along to the dual carriageway taking a right hand turning at the roundabout onto Round House Way. Take your second exit at the next roundabout onto Dragonfly Lane then left into Brambling Lane and then left again into Kingfisher Close where the property will be located on your right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106286 - 0002

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