



Rose Drive, Cringleford Norwich NR4 7SZ

welcome to

Rose Drive, Cringleford Norwich

****HIGHLY REQUESTED LOCATION CLOSE TO THE NORFOLK AND NORWICH HOSPITAL & UEA**** William H Brown are pleased to offer to market this detached family home with four bedrooms, garage & driveway parking, situated in the popular village of Cringleford.



Entrance Hall

Composite door to front aspect, radiator, doors leading to WC, lounge and kitchen dining room, stairs to first floor landing.

Lounge

18' 2" x 14' max (5.54m x 4.27m max)
Double glazed windows to front and side aspect, under stairs cupboard, radiator, double glazed french doors to rear aspect leading to garden.

Wc

Double glazed window to rear aspect, suite comprising low level wc, pedestal sink, tiled floor, radiator.

Kitchen / Dining Room

18' 2" x 12' 3" max (5.54m x 3.73m max)
Double glazed windows to front and side aspect, fitted kitchen with a range of wall and base units, roll top work surfaces over, inset one and a half bowl stainless steel sink and drainer, double oven, gas hob, stainless steel cooker hood over, integrated fridge / freezer, integrated washing machine, integrated dishwasher, tiled floor, radiator, double glazed french doors to rear leading to garden.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to rear aspect, airing cupboard housing Mega flow heating system, radiator, doors to all bedrooms and bathroom.

Bedroom One

13' x 10' 5" plus wardrobes (3.96m x 3.17m plus wardrobes)
Double glazed windows to front aspect, radiator, door to en suite;

En Suite

Double glazed window to rear aspect, suite comprising shower cubicle, low level wc, pedestal sink, part tile walls, extractor fan.

Bedroom Two

10' x 11' 1" (3.05m x 3.38m)
Double glazed windows to front aspect, radiator.

Bedroom Three

8' x 11' 1" (2.44m x 3.38m)
Double glazed window to rear aspect, radiator.

Bedroom Four

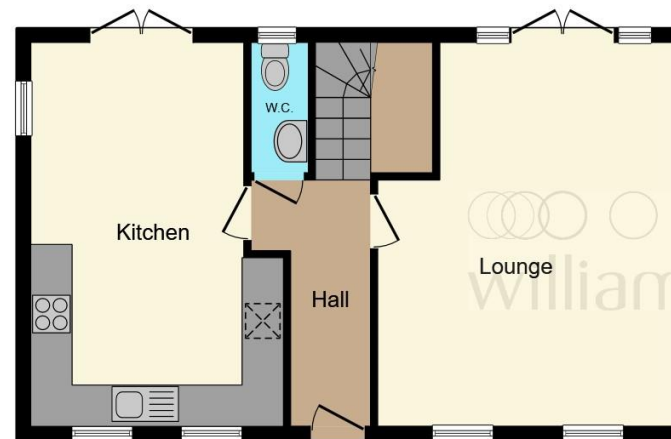
7' 9" narrowing to 6' 6" x 8' (2.36m narrowing to 1.98m x 2.44m)
Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap, mains shower over, glass shower screen, low level wc, pedestal sink, part tiled walls, tiled floor, extractor fan, radiator.

Outside

The property benefits from tandem driveway parking leading to the garage whilst there rear open plan gardens to the front and an enclosed generous sized garden to the rear laid to lawn and patio.



Ground Floor



First Floor

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

Rose Drive, Cringleford Norwich

- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINING ROOM
- FOUR BEDROOMS
- WC, FAMILY BATHROOM AND EN SUITE TO MASTER BEDROOM
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING

Tenure: Freehold EPC Rating: B

£450,000



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. Proceed over the roundabout and then at the next roundabout take the third exit onto The Pines and then left into Rose Drive 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:
UNR106217 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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