



Kingfisher Close, Cringleford NORWICH NR4 7LL

welcome to

Kingfisher Close, Cringleford NORWICH

An established detached home close to the University of East Anglia, Norfolk and Norwich hospital and good local schooling, offered to the market with no onward chain!



Entrance Hall

Composite door to front aspect, engineered wood floor, under stairs cupboard, radiator, doors to wc, lounge, dining room and kitchen, stairs to first floor landing.

Wc

Double glazed window to side aspect, suite comprising low level wc, pedestal sink, engineered wood floor, radiator.

Study

8' x 11' 2" (2.44m x 3.40m)

Double glazed window to front aspect, radiator.

Lounge

17' 8" x 12' (5.38m x 3.66m)

Double glazed window to front aspect, double glazed french doors to rear aspect, engineered wood floor, electric fireplace, radiator.

Dining Room

9' 5" x 11' plus bay (2.87m x 3.35m plus bay)

Double glazed bay window to side aspect, radiator.

Kitchen

12' 3" x 11' 5" narrowing to 10' 7" (3.73m x 3.48m narrowing to 3.23m)

Double glazed window to rear aspect, fitted kitchen comprising a range of wall and base units, roll top work surfaces over, inset one and a half bowl stainless steel sink and drainer, tiled splash back, eye level double electric oven and grill, gas hob, space for fridge freezer, dish washer, extractor fan, tiled floor, double glazed french doors to rear aspect leading to garden, door to utility room;

Utility Room

6' 4" x 6' (1.93m x 1.83m)

Double glazed window to rear aspect, fitted utility comprising a range of wall and base units, roll top work surfaces over, inset stainless steel sink and drainer, tiled splash back, washing machine, gas fired central heating boiler, extractor fan, tiled floor, radiator.

Landing

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

Principal Bedroom

12' 3" max x 11' 3" (3.73m max x 3.43m)

Double glazed window to rear aspect, fitted wardrobes, radiator.

En Suite

Double glazed window to front aspect, suite comprising shower cubicle, low level wc, pedestal sink, vinyl flooring, shaver point, radiator.

Bedroom Two

12' 3" max x 11' (3.73m max x 3.35m)

Double glazed window to side aspect, fitted wardrobes, radiator.

En Suite

Double glazed window to rear aspect, suite comprising shower cubicle, low level wc, pedestal sink, vinyl flooring, shaver point, radiator.

Bedroom Three

9' 9" x 11' 3" (2.97m x 3.43m)

Double glazed window to front aspect, fitted wardrobes, radiator.

Bedroom Four

7' 8" x 11' 3" (2.34m x 3.43m)

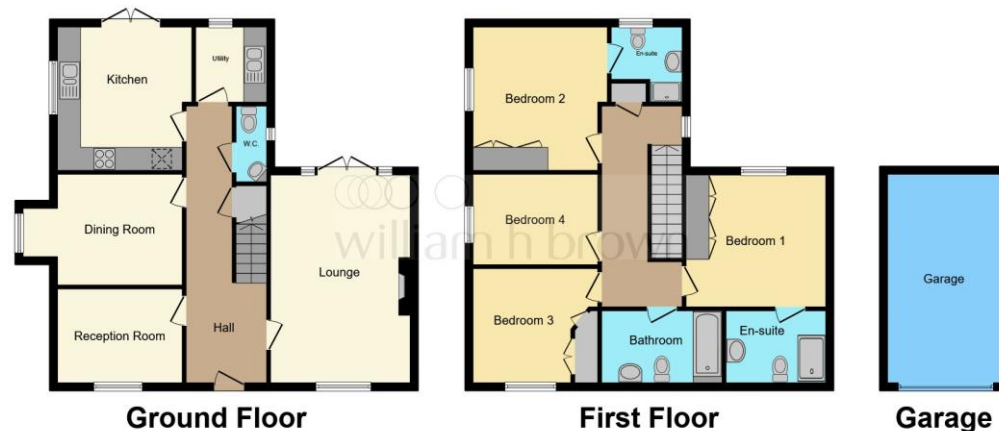
Double glazed window to side aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap, shower attachment over, pedestal sink, low level wc, vinyl flooring, part tiled walls, radiator.

External

The property is approached via a pathway leading to the front door with low level hedging around the perimeter. To the rear there is an enclosed garden which is laid to lawn and patio and enclosed by brick wall and fencing. There is an access gate to the rear which leads to the brick weave driveway and garage with up and over door.



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

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- WC, FAMILY BATHROOM AND EN SUITE TO THE PRINCIPAL BEDROOM AND BEDROOM TWO

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR106661 - 0011

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.

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 onto Dragonfly lane, bearing left at the mini roundabout onto Brambling Lane and then left into Kingfisher Close where the property will be located on your right hand side.



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