abbotFox

Cringleford, NR4
Guide Price £550,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**

THE DETAIL___

abbotFox presents this well established detached home, ideally positioned within a quiet and well-regarded part of Cringleford and offered to the market with no onward chain. Offering generous living space and a practical layout, this home offers an abundance of potential.

A welcoming entrance hall leads to a bright and spacious lounge, overlooking the rear gardens, a kitchen diner, additional reception room and cloakroom complete the ground floor.

Upstairs, the home continues to impress. The principal bedroom features built-in wardrobes and access to a spacious private balcony, with the additional double bedroom benefitting from a modern en-suite shower room. The first floor is completed with two further rooms and a family bathroom off landing.

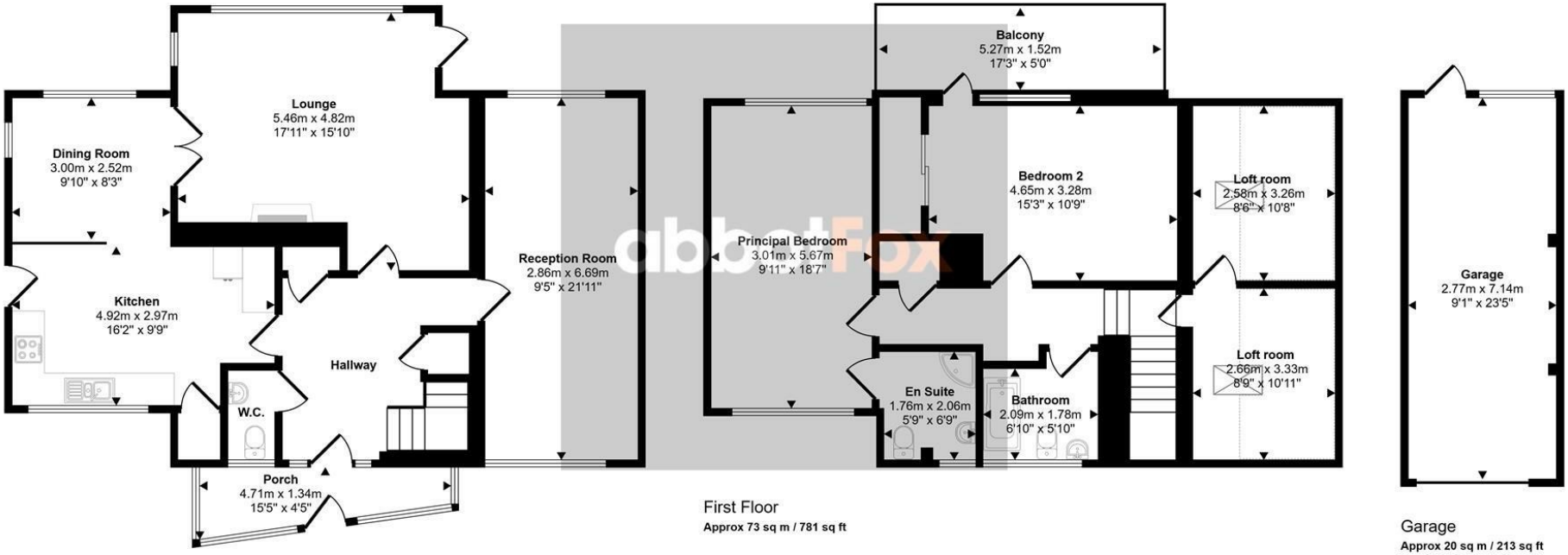
Outside, the property benefits from a spacious private driveway, adjoining garage, and a generous, private garden.

Set within one of Norwich's most desirable areas, with excellent access to local schools, the N&N Hospital, UEA and the A11, this is a rare opportunity to secure a family home in a prime Cringleford location.

THE HIGHLIGHTS___

- Mature detached house
- Generous gardens
- Potential to extend (STPP)
- Sought after location
- No onward chain
- Internal viewing advised

Approx Gross Internal Area
181 sq m / 1946 sq ft



Ground Floor
Approx 89 sq m / 953 sq ft

First Floor
Approx 73 sq m / 781 sq ft

Garage
Approx 20 sq m / 213 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING - C

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