



Colney Lane, Cringleford - NR4 7RE

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## Colney Lane

Cringleford, Norwich

Built some FIVE YEARS ago this A-RATED ENERGY EFFICIENT HOME occupies a ONE ACRE PLOT (stms) with some 5440 Sq. ft (stms) of LUXURY and HIGH SPECIFICATION accommodation, along with a FOUR CAR GARAGE. DIRECT RIVER FRONTAGE creates a TRANQUIL FEEL and is ideal for an afternoon paddle, whilst heading inside this VERSATILE HOME with ANNEXE OPTIONS, a HEATED salt water chlorination SWIMMING POOL includes SWIM JETS and a JACUZZI. Built with ENERGY EFFICIENCY in mind, the SOLAR PANELS and feed in tariff provide electricity, whilst heating the POOL via solar thermal and supplying the BATTERIES. The internal accommodation is centred on an OPEN PLAN FEEL which was developed to enhance the view as you walk through the property. The KITCHEN offers a BESPOKE GRANITE WORK SURFACE on the island, with luxuries such as an induction hob and hot water tap. A family home of this size is only complete with a DEDICATED CINEMA ROOM, and an EN SUITE accessible from every bedroom.



Council Tax band: H

EPC Energy Efficiency Rating: A

- No Chain!
- Approx. 5440 Sq. ft (stms)
- Open Plan Living & Four Reception Areas
- Indoor Heated Swimming Pool
- Direct River Frontage
- Up to 7 Bedrooms with En Suite Access
- Approx. 1 Acre Plot (stms)
- Four Car Garage Building

The property is situated adjacent to the A11 in the centre of Cringleford - only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.



## SETTING THE SCENE

Set back from Colney Lane on a long private gated driveway, lawns line the drive with mature hedging and trees, opening up to a tarmac parking and turning area, and further shingle driveway to one side. The four car garage is complete with electric roller doors, power and lighting, whilst being constructed above specification to allow for further development in the future - subject to planning. The view across to the property is stunning, whilst remaining completely private. Steps lead to a raised seating area which during the summer months can be open plan from the sitting room via bi-folding doors, with a range of outside and soffit lighting, whilst double doors lead into the main entrance.

## THE GRAND TOUR

As you enter, your eye is drawn across the main living space and through to the bi-folding doors which line the rear of the property. Tiled flooring with underfloor heating runs through the space, with stairs rising to the first floor with a beautiful mix of glass and stainless steel. The cloakroom is to your right along with a utility room which runs the property, and a study with built-in storage. Double doors and steps lead down to the formal sitting room with a beautiful tiled floor, feature recessed fireplace, and a range of lighting including spot lights and recessed LED colour changing lights. The main open plan space incorporates room to sit, dine and cook - with a variety of options to dress and layout the room. Built with family life and entertaining in mind, the kitchen is centred on a large granite topped island which creates a breakfast bar and storage. A full suite of appliances include twin electric ovens, a microwave combination, warming drawer, and electric induction hob with recessed extractor fan. The usual luxuries such as two dishwashers, fridge freezer and boiling water tap are included as standard, along with a built-in ironing board and under counter vacuum. A further door leads to the ground floor entrance, with double doors onto the swimming pool - perfect for keeping family life in one location.

Exuding luxury the heated swimming pool sits within a fully tiled surround with swim jets and a Jacuzzi, along with a dedicated shower room, and bi-folding doors into a garden room which makes an ideal Gym, or space to sit and enjoy the view across the garden. An audio speaker system is installed to the main rooms within the property, including the pool area. The ground floor bedroom offers its own dedicated side access, and was designed to be a versatile space including as a home office. An en suite shower room leads off along with built-in storage.

## FIND US

Postcode : NR4 7RE

What3Words : ///wrong.nails.garage

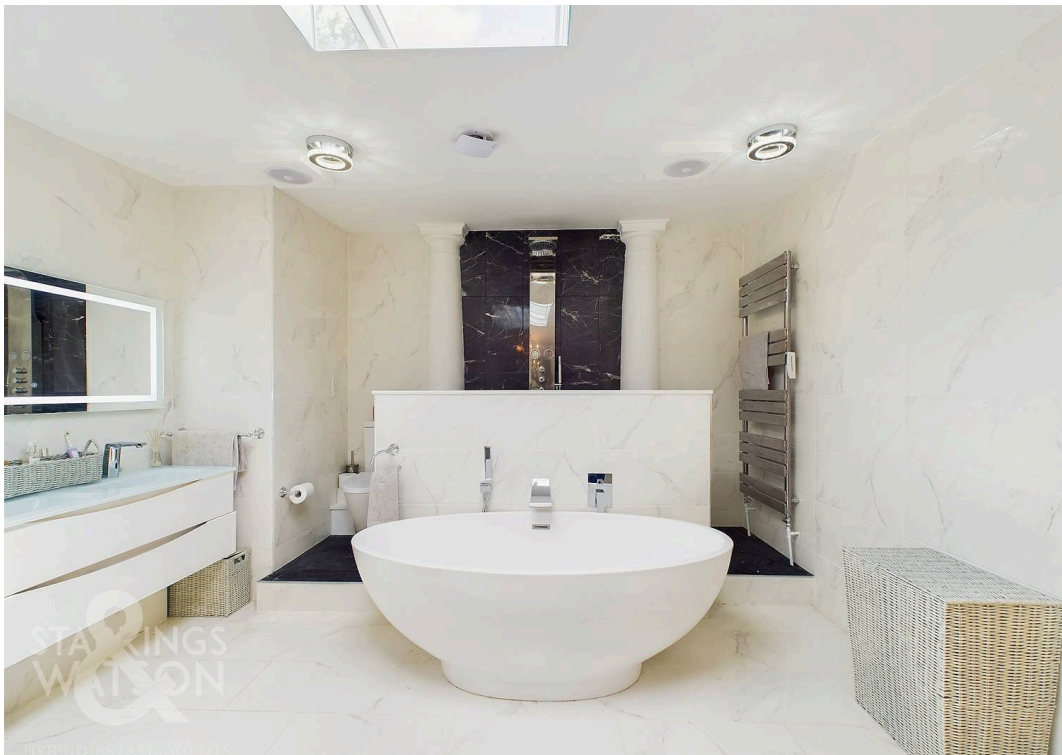
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

When the pool room was constructed, extra insulation was included around the physical pool unit, which has a depth in the region of 5' 6".







## THE GREAT OUTDOORS

The raised terrace patio leads straight from the main sitting room bi-folding doors, with steps to the main lawned expanse. With mature hedging and trees running down both boundaries, an orchard area has been created to one side. Further mature trees can be found to the rear of the property, where the direct river access can be found.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

5440.74 ft<sup>2</sup>

505.46 m<sup>2</sup>

Reduced headroom

18.9 ft<sup>2</sup>

1.76 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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