



10 Shenkwyn Road
Cringleford, Norwich, NR4 6FP

BROWN & CO



10 Shengkwn Road, Cringleford, Norwich, NR4 6FP

A superb three-bedroom semi-detached house presented in immaculate order with landscaped rear gardens and parking for a number of vehicles.

£400,000



DESCRIPTION

No. 10 Shengkwn Road is an attractive three-bedroom semi-detached house situated within a popular residential area of Cringleford. The property enjoys well-arranged accommodation on two floors and would be suitable for a range of buyers keen to establish themselves in a popular location to the south of Norwich. The property is offered in exceptional order with considerable landscaping works carried out in recent times.

The ground floor comprises an entrance hall with cloakroom, fitted kitchen including integrated washer/dryer, dishwasher and fridge/freezer, and a sitting room/dining room providing a good degree of natural light and outlook over the rear garden.

To the first floor, there are three bedrooms, all accessed off the landing together with a family bathroom.

To the outside the property benefits from a fully enclosed rear garden. The garden at the rear has been attractively landscaped to include a delightful terrace of Italian porcelain design, a water feature complimented by decorative stone, established planting, and well-stocked borders and a large garden shed at the side will remain with the property.

The whole is enclosed by panel fencing and benefits from a high degree of privacy. The front driveway enjoys parking for a number of vehicles.

The property is within easy access of both the Norfolk & Norwich Hospital and UEA and is strategically positioned for excellent access out to London, and Norwich itself.

Services – Mains water, mains drainage, mains electricity. The property benefits from a fibre optic broadband connection and an alarm system.

Local authority – South Norfolk District Council.
Council tax band - D

LOCATION

Cringleford is a highly regarded village located to the south-west of Norwich, offering convenient access to the University of East Anglia, the Norfolk and Norwich University Hospital, and the A47 southern bypass. The area benefits from a range of local amenities, schooling, and recreational facilities, while Norwich city centre lies approximately three miles to the north-east.

DIRECTIONS

From Norwich city centre, proceed south-west on the A11 heading out of Norwich. At the roundabout, take the first exit signposted onto Holme Avenue and then take the second left turn into Shengkwn Road.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

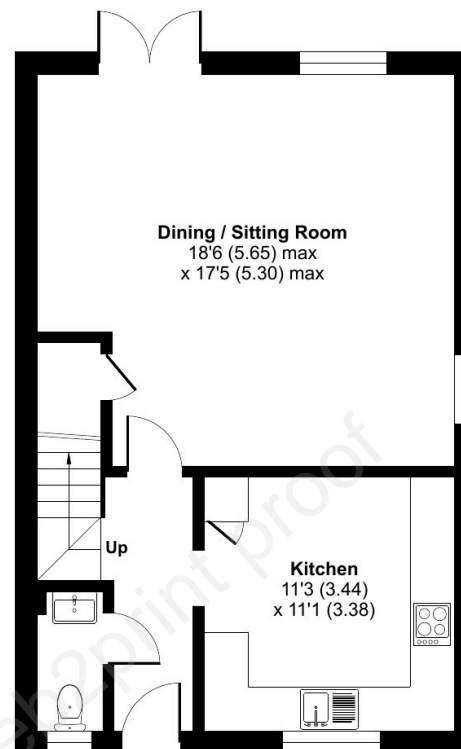
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



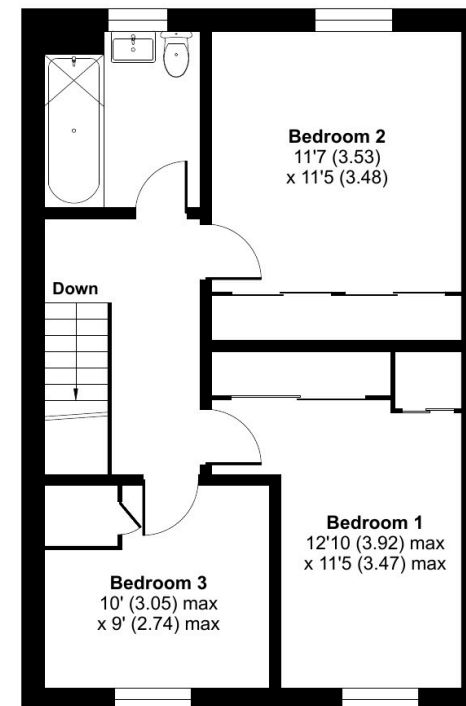
Shenkwyn Road, Cringleford, Norwich, NR4

Approximate Area = 1082 sq ft / 100.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1387505

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