



44 | Haldane Drive | Cringleford | NR4 7FZ

Guide Price £475,000

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- Guide Price £475,000 - £500,000
- Four bedroom detached family home extending to over 1,550 sq ft
- Triple-aspect lounge with patio doors to the rear garden
- Separate second reception room, ideal as a study, snug or playroom
- Open-plan kitchen/dining room with adjoining utility room
- Dual aspect main bedroom with fitted wardrobes and en-suite
- Three further double bedrooms, all with fitted wardrobes
- Family bathroom with bath and separate shower
- Tandem driveway, single garage and enclosed rear garden
- Built in 2021 and located on the sought-after Cringleford Heights development

## About the Property

Situated on the popular Cringleford Heights development, this modern four bedroom detached home was built in 2021 and offers over 1,550 sq ft of well balanced accommodation. Occupying a corner plot and available with no onward chain, the property presents an excellent opportunity for a straightforward purchase.

The ground floor comprises an entrance hall leading to two reception rooms and a cloakroom. The triple aspect lounge is a bright and spacious living area with patio doors opening onto the rear garden.

A second reception room provides flexible space, suitable as a home office, snug or playroom.

The open plan kitchen/dining room spans the depth of the property and is fitted with integrated appliances including fridge, freezer, dishwasher, hob and oven. Patio doors provide direct access to the garden, while a separate utility room offers additional storage and appliance space.

Upstairs, the dual aspect main bedroom benefits from fitted wardrobes and a modern en-suite shower room. There are three further double bedrooms and a contemporary family bathroom featuring both a bath and separate shower.





## The Outside

The property occupies a corner position with a woodchip front garden and gated side access. A tandem driveway to the right hand side provides off-road parking and leads to a single garage. The enclosed rear garden is designed for low maintenance and is predominantly laid to lawn.

## Location Overview

Haldane Drive is positioned within the highly regarded village of Cringleford, approximately two miles southwest of Norwich city centre. The property is well placed for the Norfolk and Norwich University Hospital, Norwich Research Park and the University of East Anglia, with convenient access to the A47 and A11 for commuters. Cringleford offers a blend of established character and modern development, with local amenities including a well-regarded primary school, village shop and green spaces. Nearby Eaton provides additional facilities including supermarkets, cafés and further services.

## Directions

Enter Round House Park via Round House Way. Take the first exit at the first roundabout, the second exit at the second roundabout, and the first exit at the third roundabout. Turn left shortly after into the Cringleford Heights development via Haldane Drive, where the property can be found on the right-hand side.

## AGENTS NOTE

The seller of this property is a connected person to Butterfly Homes.

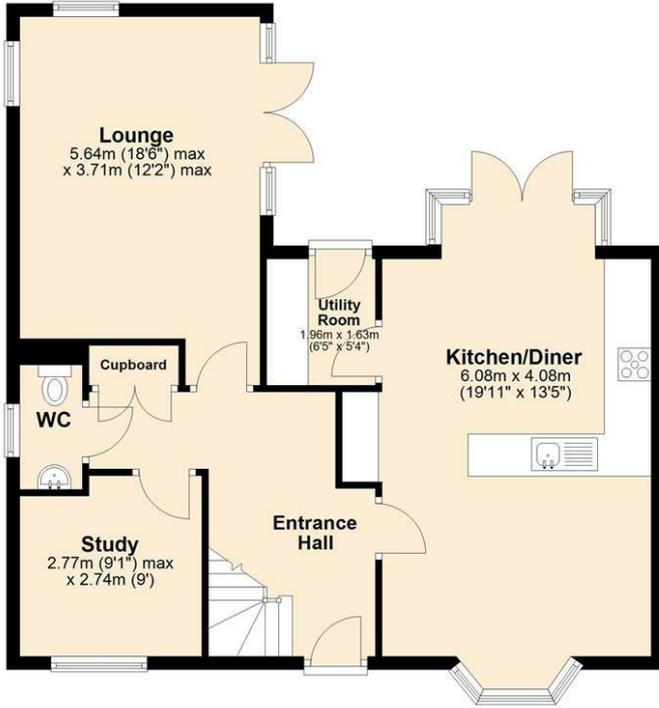
There is a development management charge of approximately £205.38 per annum.

Fibre Networks Limited (OFNL) operates the fibre infrastructure at this property, controlling both internet and television services.



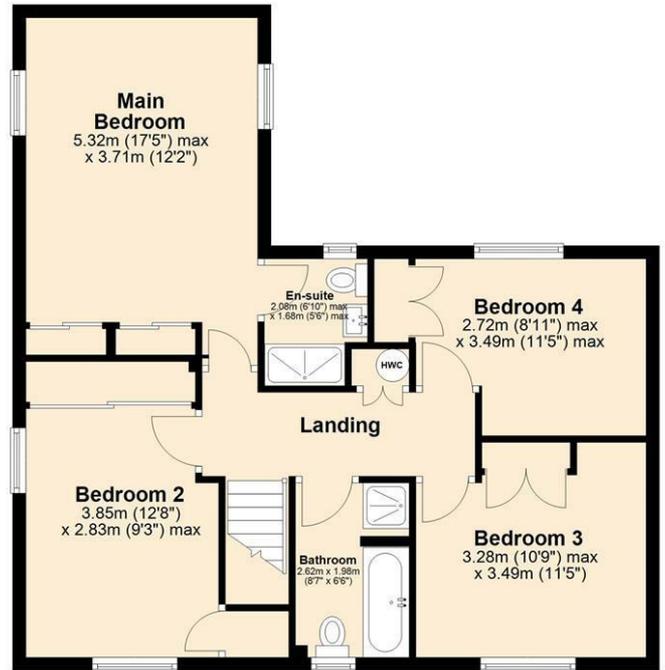
### Ground Floor

Approx. 74.4 sq. metres (800.9 sq. feet)



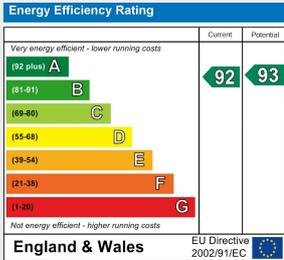
### First Floor

Approx. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 143.7 sq. metres (1547.0 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



**Tenure:** Freehold  
**Council Tax Band:** F  
**Local Authority:** South Norfolk



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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