



Uplands | St. Lawrence Drive | Cringleford | NR4 7RZ

Guide Price £900,000



The Features

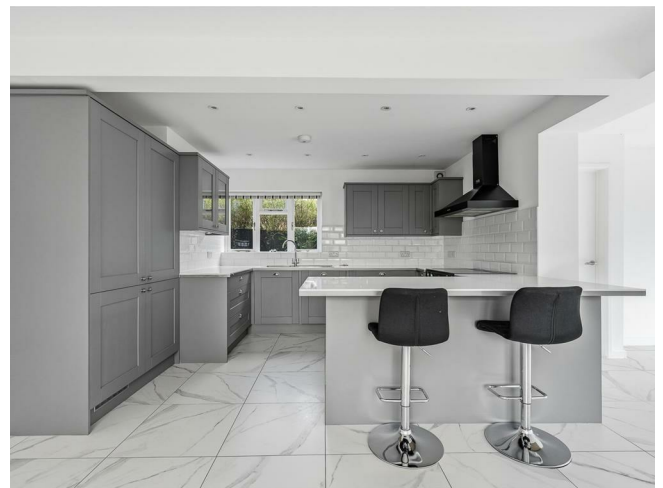
- Guide Price £900,000 - £1,000,000
- 5/6 Bedroom detached family home offering over 2,600 sq ft of accommodation
- Modern kitchen with integrated appliances, breakfast bar and separate utility room
- Open plan living space with bi-fold doors opening to the raised decked seating area
- 19'1 lounge with feature fireplace, dual aspect family room, and a study/bedroom six
- Ground floor WC, first floor family bathroom and separate WC, plus two en-suites
- Five spacious double bedrooms, including a dressing area and en-suite to the main bedroom
- Spacious driveway providing off-road parking for multiple vehicles, plus a double carport
- Set on an approximately one-fifth acre plot with a mature, enclosed rear garden.
- Offered chain free, with a quick sale possible

About the Property

Uplands is a substantial and beautifully presented five-bedroom detached family home offering over 2,600 sq ft of versatile accommodation. Situated on a generous plot in a popular location, the property provides spacious and flexible living ideal for modern family life.

The ground floor accommodation includes an entrance hall leading to a spacious lounge with feature fireplace, alongside an impressive open plan kitchen, dining and living area with bi fold doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The contemporary kitchen benefits from integrated appliances, breakfast bar and separate utility room, while a rear porch/boot room provides additional storage and garden access. A further reception room with bi-fold doors to the patio and a separate study, which could also be used as a sixth bedroom, complete the ground floor accommodation.

Upstairs, the main bedroom benefits from a dressing area and en-suite bathroom/shower room, while bedroom two also features its own en-suite. Three further double bedrooms are served by a family bathroom and separate WC.





The Outside

Set on a plot of around a fifth of an acre, the property is approached via a substantial driveway offering off-road parking for several vehicles and leading to the double carport with light and power. A patio area to the left of the house opens directly from the family room, providing an ideal spot for outdoor dining and entertaining. Gated side access between the carport and the property leads through to the rear garden, where a raised seating terrace sits beside the open-plan living area. Steps lead down to a further lawned section and on to the main garden beyond. The garden is bordered by mature shrubs, trees, hedging and established planting, creating a private outdoor space..

Location Overview

St Lawrence Drive is situated in the highly sought-after village and suburb of Cringleford, south of Norwich. The area provides a peaceful residential setting, with scenic walks along the River Yare leading towards the UEA Broad. Local amenities are available nearby in Eaton, including a Waitrose, pharmacy, pubs, hairdressers, and opticians.

The property benefits from convenient access to the A11, Norwich Research Park, the Norfolk and Norwich University Hospital, and the University of East Anglia, making it ideal for professionals and families.

Norwich city centre offers an excellent range of retail, dining, and cultural attractions, including an award-winning market, cafés, restaurants, theatres, galleries, and a vibrant arts scene. The city combines historic architecture with modern living and provides highly regarded schools in both the private and public sectors.

Transport connections are excellent, with a mainline rail service to London Liverpool Street (approximately 90 minutes) and Norwich International Airport to the north of the city, providing convenient links for commuting and travel.

Directions

From Newmarket Road, turn into Colney Lane and cross the A11. Continue along, then turn left into St Lawrence Drive, where the property will be found immediately on the right-hand side.

AGENTS NOTE

Please be advised that the seller of this property is a connected person to Butterfly Homes

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

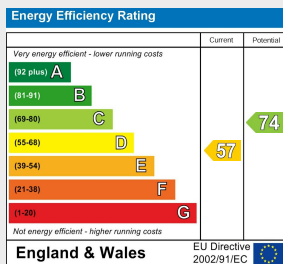
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.





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: G
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.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Collegate Norwich Norfolk NR3 1BN