

FREEHOLD



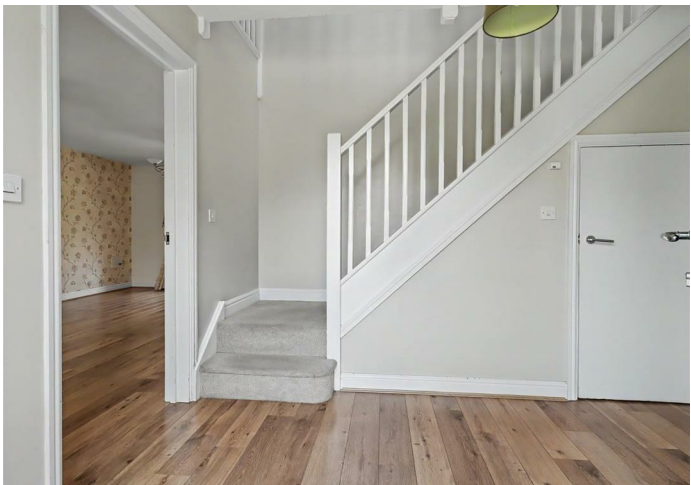
House - Detached

JUNIPER CLOSE CRINGLEFORD NORWICH NR4 7SG

Offers In Excess Of
£530,000

FEATURES

- Cul De Sac Location
- Sitting Room
- Study
- Double Garage
- Close To Hospital
- Detached Family Home
- Dining Room
- Four Bedrooms
- Close To UEA
- No Chain



 4  2  3  C



4 Bedroom House - Detached located in Cringleford

Welcome to the sought-after Round House Park development, this impressive detached family home on Juniper Close offers a perfect blend of modern living and comfort. Spanning 1,356 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an en-suite, ensuring ample space for family and guests alike.

The ground floor features three inviting reception rooms, providing versatile spaces for relaxation and entertainment. The modern kitchen is complemented by a separate utility room, making daily chores a breeze. The dining room is perfect for family meals, while the dual aspect sitting room invites natural light, creating a warm and welcoming atmosphere.

Outside, the property is equally appealing. The front garden is adorned with immature hedging and a neat lawn and gravelled, leading to the entrance via a charming garden path. A generous brickweave driveway to the right side of the house provides access to the double garage and offers parking for up to six vehicles, a rare find in residential properties.

The rear garden is a delightful retreat, featuring a well-maintained lawn bordered by established flowers and shrubs. A patio area provides an ideal spot for outdoor dining or simply enjoying the tranquil surroundings. The garden also benefits from backing onto a small residential parking area, ensuring privacy and a peaceful environment.

Conveniently located, this home is within easy reach of local amenities, reputable schools, and excellent transport links, making it an ideal choice for families seeking both comfort and convenience. This property truly represents a wonderful opportunity to secure a modern family home in a desirable location.

Entrance Hall

Sealed unit double glazed door to the front with window, stairs to the first floor, doors to the sitting room, kitchen, study and wc.

Sitting Room

19'6 x 11'9

Sealed unit double glazed window to the front and sealed unit double glazed door to the rear garden. Door to the dining room and radiator.

Dining Room

13'0 x 10'4

Sealed unit double glazed window to the rear and radiator. Door to the kitchen.

Kitchen

14'5 x 9'3

Sealed unit double glazed window to the rear, range of base and wall mounted units, integrated hob, oven and extractor, fridge/freezer and dishwasher. door to inner lobby to utility room.

Utility Room

7'8 x 5'3

Sealed unit double glazed door to side. Units with sink and washing machine.

Wc

Sealed unit double glazed window to the side, wc and wash hand basin.

Landing

Part galleried with sealed unit double glazed window to the front, doors to bedrooms, bathroom and the airing cupboard.

Principal Bedroom

13'5 x 10'7

Sealed unit double glazed window to the rear, wardrobe, door to the ensuite and radiator.

Ensuite

Sealed unit double glazed window to the rear, wc and wash hand basin.

Bedroom Two

11'8 x 10'7

Sealed unit double glazed window to the rear and radiator.

Bedroom Three

12'0 x 9'9

Sealed unit double glazed window to the front and radiator.

Bedroom Four

8'6 x 7'3

Sealed unit double glazed window to the front and radiator.

Family Bathroom

Sealed unit double glazed window to the side, panel bath with shower, wc and wash hand basin, splash backs and radiator.

Outside

A generous sized plot with a pretty front garden with hedging, pathway to entrance. Double driveway and double garage to the side. Gated to the rear garden, mainly lawned with shrubs to the borders, patio and further seating area. Relatively private and a great size if you have children or simply like to entertain.





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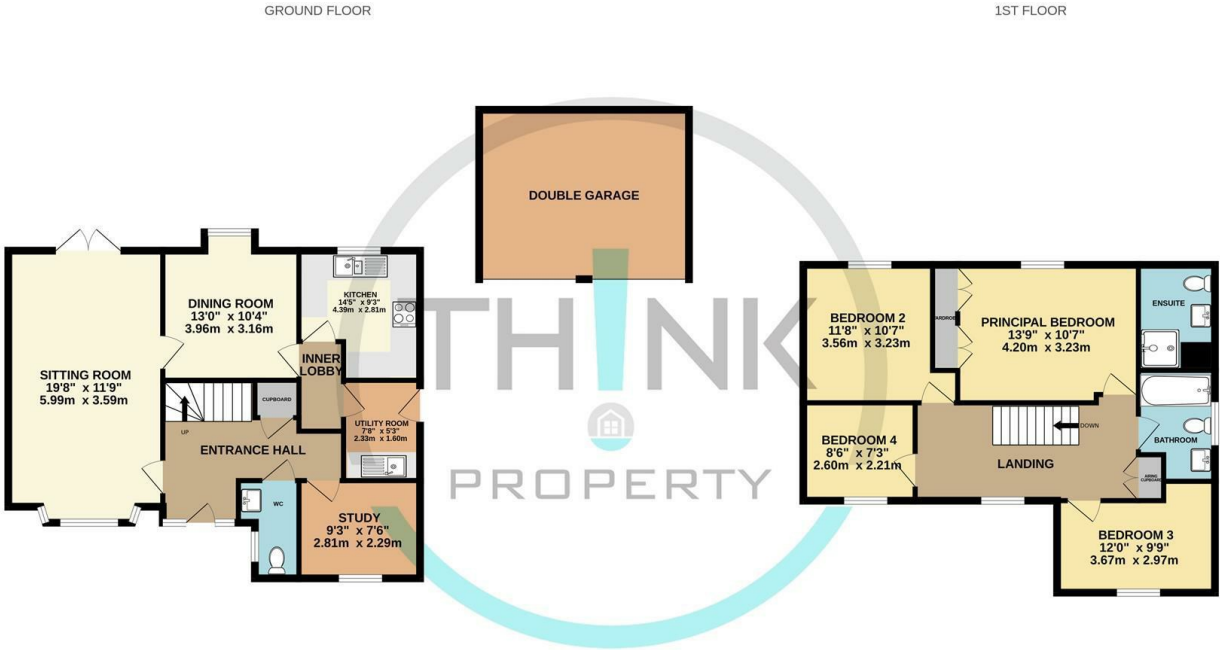
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Call us on
01603 338433

norwich@thinkproperty.ltd
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Council Tax Band

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

