



3 | Peregrine Mews | Cringleford | NR4 7NB  
Offers in Excess of £300,000

 **BUTTERFLY**  
SALES, LETTINGS & PROPERTY MANAGEMENT



## The Features

- Three bedroom, three storey semi detached home
- Offered vacant, with no onward chain
- Kitchen/dining room with appliances in place
- Lounge with double doors opening out to the enclosed rear garden
- Entrance hall with ground floor WC for added convenience
- Top floor main bedroom with built-in storage and en-suite shower room
- Two further bedrooms and a family bathroom with shower over bath on the first floor
- Driveway parking alongside the property, plus a single garage
- A great opportunity to personalise and create your own space
- Set within the popular Round House Park development

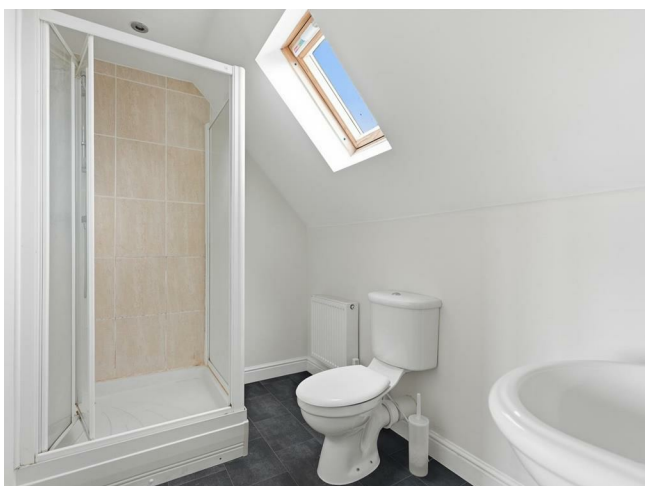
## About the Property

Offered with no onward chain, this three storey, three bedroom home presents a great opportunity for a straightforward move, offering a blank canvas with scope to personalise. The property is suitable for a range of buyers and would also make a strong buy to let investment.

The ground floor comprises an entrance hall, a convenient WC, and a kitchen/dining room with appliances in place. To the rear, the lounge spans the width of the property, providing a comfortable living space with double doors opening out to the garden.

Arranged over the upper floors, the main bedroom is located on the top floor and benefits from built-in storage and an en-suite shower room. On the first floor, there are two further bedrooms, served by a family bathroom fitted with a shower over the bath.





## The Outside

The property is located on the left-hand side as you turn into Peregrine Mews. It benefits from a tandem driveway alongside the property, leading to a single garage with an up and over door. To the front, there is a small area of lawn, while to the rear you'll find an enclosed garden with a small patio area, along with a side gate providing access to the driveway.

## Location Overview

Peregrine Mews is situated within the highly desirable Round House Park development in Cringleford, a sought-after suburb approximately two miles southwest of Norwich. The area combines historic charm with modern convenience, offering a range of local amenities including a well-rated primary school, local shops, and attractive green spaces.

The property enjoys an excellent location close to the Tesco Express, Norfolk & Norwich University Hospital (NNUH), the University of East Anglia (UEA), and the Norwich Research Park. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus.

With good transport links via the A11 and A47, and convenient access to Norwich city centre, Cringleford is ideal for families and professionals alike, particularly those commuting to Cambridge, London, or elsewhere in the region.

## Directions

From the A11, enter Round House Park via Round House Way and continue straight over the first roundabout. At the next roundabout, take the second exit onto The Pines, then turn right into Peregrine Mews, where the property can be found as the first on the left.

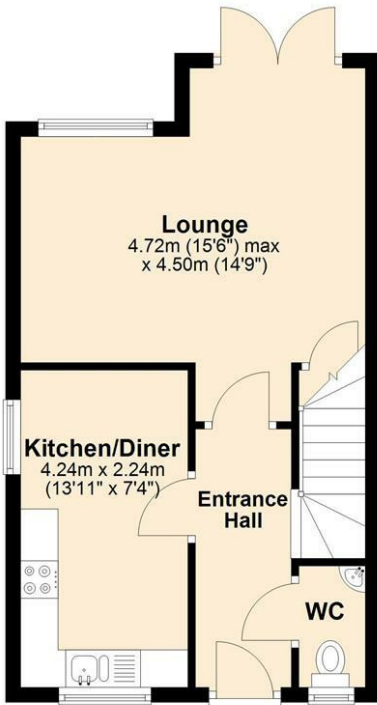
## Anti-Money Laundering (AML) Checks

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.



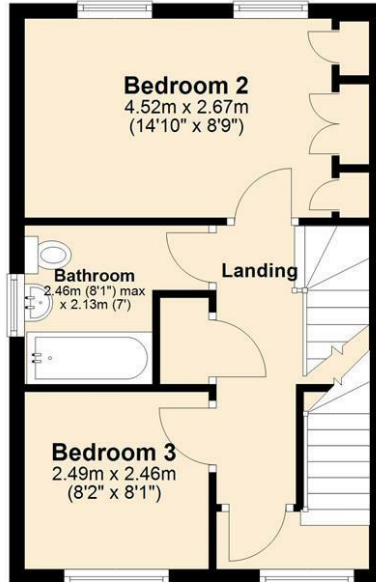
### Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



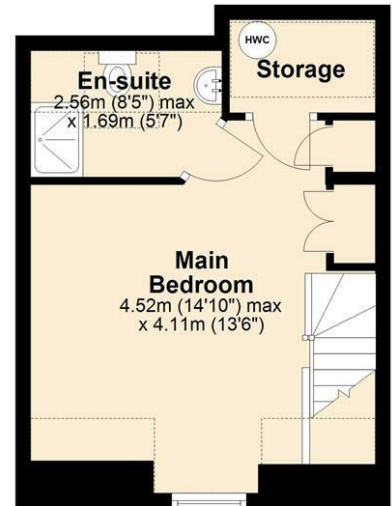
### First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



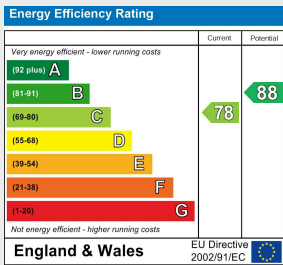
### Second Floor

Approx. 28.0 sq. metres (301.0 sq. feet)



Total area: approx. 97.9 sq. metres (1053.8 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: C  
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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