



THE STORY OF

9 Armitage Close

Cringleford, Norfolk

SOWERBYS



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9 Armitage Close

Cringleford, Norwich, Norfolk
NR4 6XZ

Detached Family Home with Detached
Purpose-Built Annexe

Rare Find in the Older, Desirable Area of Cringleford

Extensively Refurbished Throughout
and in Superb Condition

Three Reception Rooms and Four Double Bedrooms

Kitchen/Breakfast Room/Snug of Almost 32ft
with Island and Integrated Appliances

Sitting Room with Wood-Burning Stove
and French Doors to the Garden

Principal Bedroom with Fitted Wardrobes and
En-suite, Plus Further Shower Room

Annexe Built in 2024 with Open Plan Kitchen/Sitting/
Family Room, Double Bedroom and Shower Room

Separate Gardens to Both House and Annexe,
the Annexe Garden Being South Facing

Brick Weave Driveway for Five
Vehicles and Double Garage

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Tucked away in a peaceful cul-de-sac setting, 9 Armitage Close offers a combination seldom found in this popular south-west Norwich village. The main house has been extensively refurbished throughout and is presented in superb condition, while the superb, detached annexe, built in 2024, provides flexible accommodation for multi-generational living, guests, a home worker or a rental opportunity.

A bright reception hall sets the tone, with the ground floor offering three versatile reception rooms. The elegant sitting room is a lovely space for relaxing, with a contemporary wood-burning stove set within a classic fireplace and French doors opening to the garden. A dedicated home office suits those working from home, while the kitchen/breakfast room/snug is very much the heart of the house. Stretching to almost 32 feet, it is fitted with shaker-style cabinetry, quartz worktops, integrated appliances and a generous island with breakfast seating, all set on warm oak flooring. A separate utility room and cloakroom add to the practicality. Upstairs are four double bedrooms. The principal suite benefits from fitted wardrobes and a luxurious en-suite with freestanding bath, while a further stylish shower room serves the remaining bedrooms.

Designed with comfort and independence in mind, the annexe is light, modern and immaculately finished. It comprises an open plan kitchen/sitting/family room with French doors to its own south-facing garden, a spacious double bedroom and a contemporary shower room. With its own entrance and plentiful storage, it is ideal for dependent relatives, adult children or visiting guests.

The property is approached via a brick weave driveway providing parking for up to five vehicles, in front of a double garage with electric roller doors. The main house enjoys its own private garden, with a lawned frontage and mature boundaries.



There's so much space
for family life and
entertaining, and the
annexe gives even more
flexibility.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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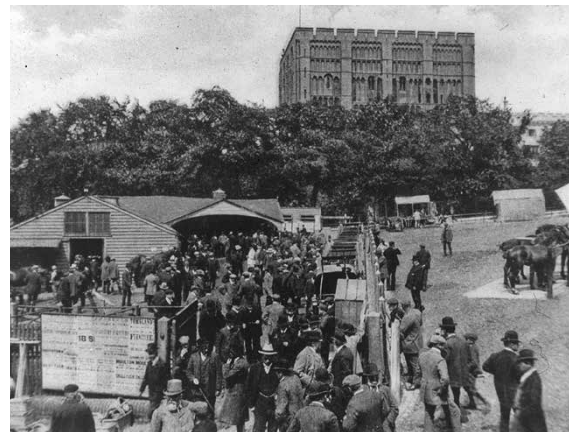
Cringleford

CRINGLEFORD CHARM ON
NORWICH'S EDGE

Cringleford is a highly popular village on the edge of Norwich, prized for its blend of community spirit, excellent amenities and convenient connections. Just a few miles from the historic city centre, Cringleford offers a semi-rural feel while remaining exceptionally well placed for both local services and wider travel. The village itself provides everyday essentials, with a supermarket, medical centre, primary school rated 'Outstanding' by Ofsted, and a choice of pubs and eateries, while nearby Eaton and Norwich extend the selection of shops, cafés and leisure facilities.

For commuters, the location is hard to beat: easy access to the A11 and A47 links directly to London, Cambridge and the wider road network, while Norwich Railway Station offers direct services to London Liverpool Street. Norwich Airport is also within easy reach for domestic and international travel.

Cringleford is surrounded by green spaces and riverside walks, making it popular with families and outdoor enthusiasts alike. Its mix of modern housing and characterful older properties creates a welcoming, village-like atmosphere, while the close proximity to the Norfolk Broads and coast provides endless opportunities for recreation. Combining excellent amenities, strong transport links and a relaxed lifestyle, Cringleford continues to be one of Norwich's most desirable locations.



Note from the Vendor



"Spacious, refined and comfortable."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating and log burner.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref - 0010-2113-1662-2009-5355

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///breath.posed.ocks

AGENT'S NOTE

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SOWERBYS

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