



Holgate House  
Keswick Close | Cringleford | Norfolk | NR4 6UW

 FINE & COUNTRY

# BEAUTIFULLY BESPOKE



“An architecturally impressive and beautifully designed home with a luxurious feel throughout.  
A bespoke build in an established and desirable area,  
no expense has been spared and the design and finish here is sure to impress.  
There are lots of extra touches that elevate this property and make it a home to be proud of.”



# KEY FEATURES

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- A Wonderful Bespoke Build Detached House arranged over Three Floors in the Popular Village of Cringleford
- Five Double Bedrooms, Five En-Suites and Two Dressing Rooms
- Ground Floor Study/Bedroom Six and an Adjacent Shower Room
- Stunning Brian Turner Kitchen with Dining/Living Area plus a Separate Utility Room
- Sitting Room with Bespoke Marble Fireplace and Second Floor Office
- Features include a Beautiful Scrolled Iron Staircase and Hexagonal Glazed Roof Lantern to the Landing
- Landscaped Garden with Patio, Seating Areas, Mature Planting, Raised Bed and Shed
- Plenty of Parking to the Front of the Property
- The Accommodation extends to 3,541 sq.ft
- Energy Rating: B

An impressive one-off home on a prestigious road in the desirable area of Cringleford, this home would be superb for a family or sociable couple, well designed to offer spacious rooms ideal for family gatherings, entertaining and busy day-to-day life. It's all been thoughtfully finished with high quality materials and craftsmanship, with a modern and contemporary feel, and has a few surprises in store!

## Exceptional Quality

The property is only a few years old and was built by the owner to her own design, resulting in a distinctive and thoughtfully executed home. Highlights include bespoke stained-glass panels, designed by the owner in the style of Charles Rennie Mackintosh and crafted by a specialist glassmaker. The sitting room is centred around a striking marble fireplace with a wood burner creating an elegant focal point. At the heart of the home, the landing is illuminated by a hexagonal glazed roof lantern, allowing natural light to flood down through the property and creating a bright, uplifting space—an architectural feature rarely found in modern homes. The staircase itself is a standout element, with scrolled ironwork, French-polished handrails and treads, combining craftsmanship with visual impact. Overall, the property offers a refined and cohesive design, with a strong sense of quality and attention to detail throughout.

## Impressive In Every Way

The handsome frontage of the home impresses from the start and you want to step inside and explore. Once you do, you'll find the spacious dual aspect sitting room with that feature marble fireplace to one side, double doors to the garden and to the kitchen.





# KEY FEATURES

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On the other side is a ground floor study, shower room and storage cupboard. These were designed to be available as a bedroom suite for anyone with limited mobility and the whole area is accessible. The kitchen runs along the rear of the property, a utility tucked away to one side. There's a stunning Brian Turner kitchen at one end, the large island including a breakfast table, with a fireplace at the far end of the room, so there's space for both seating and dining. A pretty bay frames views down the garden, while the sliding doors allow for a comfortable flow between the inside and outside space. You can sit in here, kids up at the table doing homework, or you can relax with a coffee and keep an eye on little ones playing outside. Up on the first floor, the principal bedroom suite is a real highlight, complete with a fireplace, dressing room and stylish bathroom that has a walk-in shower and feature freestanding bath. Every single bedroom here, and there are five of them over the first and second floors, has its own bath or shower room and a dressing or study area, so you have plenty of versatile space and lots of storage options. The light is excellent, thanks to the hexagonal glazed roof lantern, so any of the bedrooms would also work beautifully as a hobby room, perhaps for painting, dressmaking, or detailed work.

## Everything On The Doorstep

The owner is a keen gardener – and it shows! Although the house is only a few years old, the garden is beautifully landscaped and mature, with a lush lawn and attractive planting. You get the sun both morning and evening out here, so it's a lovely place in which to relax, and completely enclosed, so it's safe for little ones. The house sits in a good size corner plot set within a desirable area that's popular with families. There are two highly regarded schools nearby, as well as easy access to the city centre and to private schools. You have a welcoming, year-round community here, with a local shop, football and cricket clubs, tennis courts, two community centres and more, so there's something for every age, and if you're new to the area, you can easily meet people. You're only a short drive from the city, the A11, the university and the hospital, so it's great for commuting, plus you also have green spaces nearby where you can enjoy walks in nature and take in the wildlife.





























# INFORMATION

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## On The Doorstep

Cringleford is ideally situated south west of Norwich and is close proximity to the University of East Anglia, the Norwich University Hospital and the Norwich Research Park. Cringleford is within easy reach of the A11, A47 and A140 giving access to all major routes exiting Norfolk. Cringleford is a thriving village offering a wide range of facilities including a first and middle school, surgery, post office and shop, recreation ground, village hall and church. The neighbouring village of Eaton has further facilities including a Waitrose supermarket, bank and hairdressers.

## How Far Is It To?

Within such close proximity to Norwich city centre there is a large array of cultural and leisure facilities nearby, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both, state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

Leave Norwich along the A11 Newmarket Road, take the exit towards Eaton/Cringleford and continue onto Eaton Street. Upon reaching the traffic lights continue straight over, over the bridge and then take a left into Intwood Road. Turn left onto Keswick Road and left again onto Keswick Close and the property is on the corner on the left hand side.

## Services, District Council and Tenure

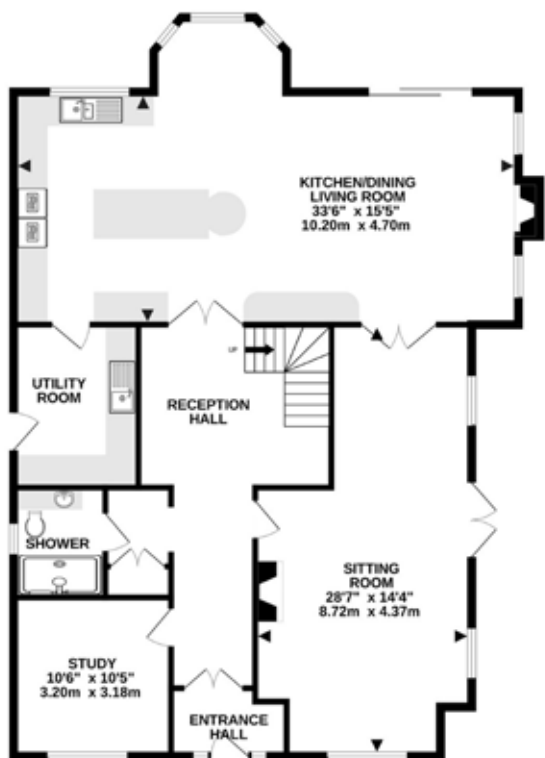
Gas Central Heating to Underfloor & Radiators, Mains Water, Mains Drainage  
Fibre to Premises Broadband Available - vendor uses SKY  
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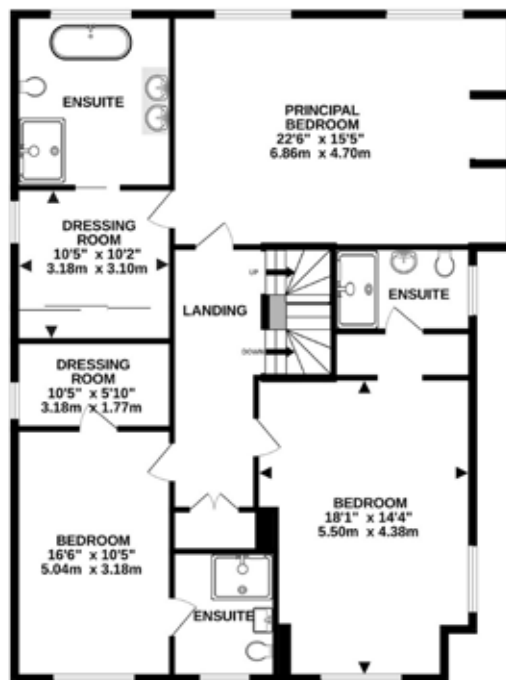
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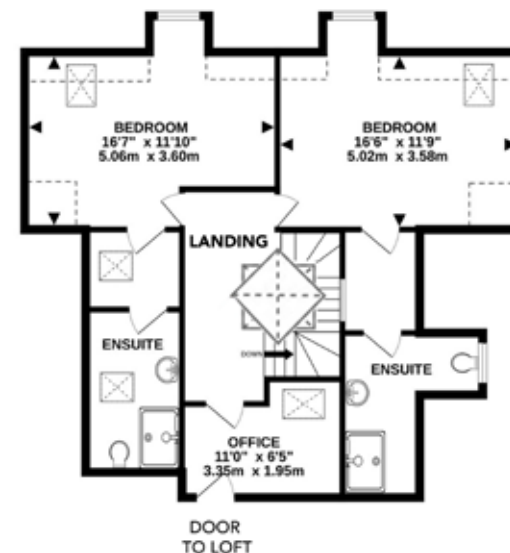
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GROUND FLOOR  
1411 sq.ft. (131.0 sq.m.) approx.



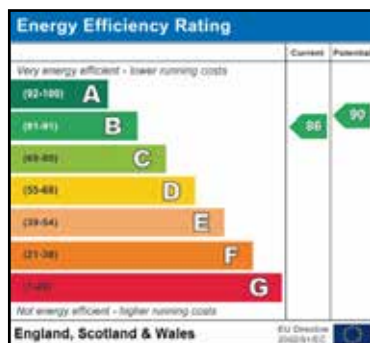
1ST FLOOR  
1325 sq.ft. (123.1 sq.m.) approx.



2ND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.

TOTAL FLOOR AREA : 3541 sq.ft. (329.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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For a free valuation, contact the numbers listed on the brochure.





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