



3 | Gurney Lane | Cringleford | NR4 7SB

£825,000



The Features

- Substantial detached family home offering over 2,500 sq. ft. of accommodation
- Plot of approximately 0.51 acres
- Recently upgraded kitchen, requiring some finishing
- Twin conservatories to the front and rear, offering additional living space
- Spacious lounge with inset wood burner and separate dining room
- Four double bedrooms, including a master with direct access to the bathroom
- Ground floor shower room and utility, plus a first-floor family bathroom and WC
- Attached double garage, generous driveway parking, and wraparound gardens
- Prestigious setting with potential to create a truly individual home
- Offered with no onward chain

About the Property

If you're looking for a large family home on a generous plot, this substantial detached property could be just what you're looking for. Offering over 2,500 sq. ft. of versatile accommodation and sitting on a plot of around half an acre, the property is situated on a popular road just off Colney Lane.

The accommodation includes four double bedrooms, including a main bedroom with direct access to the bathroom, a generous lounge with inset wood burner and a separate dining/family room. The kitchen has recently been upgraded, while two conservatories provide further flexible living space.

The property does require some finishing in places, including the kitchen and flooring to some of the rooms, giving buyers the opportunity to complete these areas to their own taste.

There is also scope to further extend the property, subject to the necessary consents. Planning permission was previously granted for a ground and first-floor extension together with an undercover pool room in the rear garden, although this permission has now lapsed.

With over 2,500 sq. ft. of accommodation, a plot of around half an acre and plenty of potential, this is a great opportunity for anyone looking for a substantial home in this popular part of Norwich.





The Outside

Double gates from the road open onto a shingle driveway, leading to a generous parking area and double garage with sliding doors, light and power.

The property sits on a substantial plot of approximately 0.51 acres, with gardens extending around the house and a mixture of lawn, mature trees and established planting. To the rear is a raised decked terrace overlooking the garden and swimming pool, which is currently covered with decking. The pool has not been used for some time and its condition is therefore unknown.

Beneath part of the house is a subdivided, height-restricted basement storage area with external access. Overall, the plot offers a good amount of outside space with plenty of scope for a new owner to make it their own.

Location Overview

Gurney Lane is located in the ever-popular village and suburb of Cringleford, south of Norwich. The area offers a peaceful residential setting with lovely walks along the River Yare, leading towards the UEA Broad. A wide range of amenities can be found nearby in Eaton, including a Waitrose supermarket, pharmacy, public houses, hairdressers, and opticians. The property also enjoys 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 alike.

The thriving city centre of Norwich provides outstanding retail, dining, and cultural opportunities, with its award-winning market, an array of cafés and restaurants, theatres, galleries, and a vibrant arts scene. The city's rich history and diverse architecture offer a perfect balance between modern living and historic charm. Norwich also boasts highly regarded schooling in both the private and public sectors, alongside the University of East Anglia.

Norwich benefits from excellent transport connections, including a mainline rail service to London Liverpool Street (with journey times from around 90 minutes) and an international airport to the north of the city, ensuring convenient links for both commuting and travel.

Agents Note

Planning permission was previously granted for a two-storey extension and pool room (South Norfolk Council Ref: 2022/1886). Although this permission has now lapsed, buyers may wish to explore reapplying, subject to the necessary consents.

The property benefits from solar panels and air conditioning units in some rooms; however, these systems have not been tested by the agent.

The rear garden includes a swimming pool which has not been used for several years and is currently decked over. As such, we are unable to comment on its current condition.

The property has previously suffered an escape of water following a burst pipe. Some repairs have since been carried out; however, the property is being sold as seen.

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

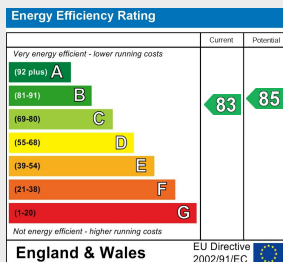
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Tenure: Freehold
Council Tax Band: G
Local Authority: South Norfolk



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.



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