



26 | Haldane Drive | Cringleford | NR4 7FZ

Offers in Excess of £475,000



## The Features

- 4 bedroom detached family home offering over 1,550 sq. ft of accommodation.
- Triple aspect lounge with patio doors to the rear garden
- Second reception room, ideal as a study, snug, or playroom
- Open plan kitchen/dining room plus separate utility room
- Dual aspect main bedroom with built-in wardrobes, and en-suite shower room
- Three further double bedrooms and a family bathroom with bath and separate shower
- Gas central heating, double glazing, and solar panels for energy efficiency
- Tandem driveway, single garage, and an enclosed low maintenance rear garden
- Built in 2021 and located on the popular Cringleford Heights development
- \*\*\* Chain Free - Quick Sale Available \*\*\*



## About the Property

This spacious four bedroom detached family home is located on the popular Cringleford Heights development. Built in 2021 and offered chain free, the property provides over 1,550 sq. ft. of accommodation and benefits from being on a corner plot.

On the ground floor, the entrance hall provides access to two reception rooms and a WC. The dual aspect lounge features patio doors opening onto the rear garden. The second reception room offers flexible use, suitable as a snug, study, or playroom. The kitchen/dining room extends the full depth of the property and includes a built in fridge, freezer, dishwasher, hob and oven. It also features patio doors to the rear garden and leads to a separate utility room with space for additional appliances.

Upstairs, the main bedroom is dual aspect and features built in wardrobes along with an en-suite shower room. There are three further double bedrooms, and the family bathroom includes both a bath and a separate shower.





## The Outside

Outside, the property occupies a corner plot with a lawned front garden, entrance path, and gated side access. A tandem driveway provides off road parking and leads to a single garage. The rear garden is enclosed, low maintenance, and mainly laid to lawn.

## The Location

Haldane Drive is located in Cringleford, just a short distance from the Norfolk and Norwich Hospital, the Norwich Research Park, and the University of East Anglia. The property also offers convenient access to Norwich city centre, the A47, and the A11. Cringleford is a highly regarded suburb situated approximately two miles southwest of Norwich. It combines historic character with modern development and offers a range of local amenities, including a well-rated primary school, local shops, and green spaces. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus. Its proximity to the A11 makes Cringleford particularly well-suited for those commuting to Cambridge, London, or elsewhere in the region.

## Directions

Enter the Round House Park development via Round House Way. Take the first exit at the first roundabout, the second exit at the second roundabout and the first exit at the third roundabout before turning almost immediately left into the Cringleford Heights development via Haldane Drive, where the property can be found on the right hand side.

## AGENTS NOTE

Please be advised that the seller of this property is a connected person to Butterfly Homes

Please note there is a development management charge of approx £205.38.

**INTERNET & TV:** Please be advised that Fibre Networks Limited (OFNL) operates the fibre infrastructure at this property. This networks controls both the internet connection and the television services.

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding.

### Referral Fees-

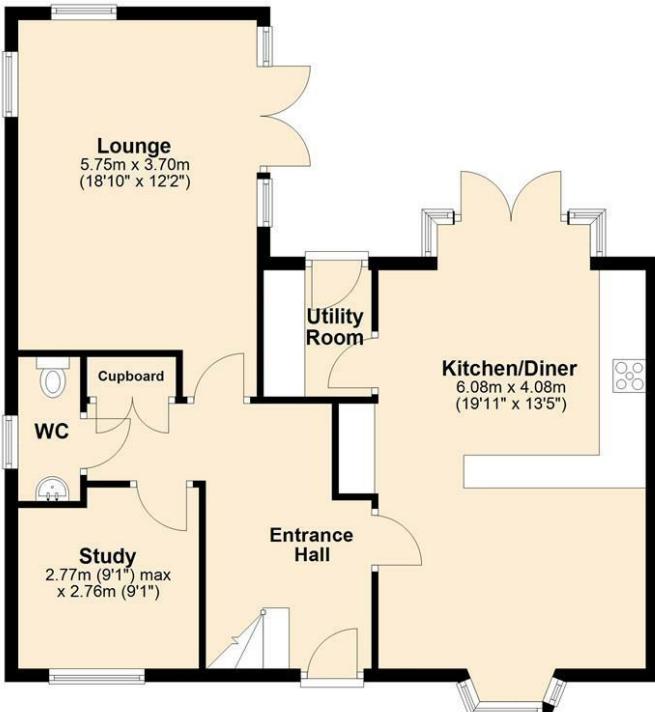
Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

### GDPR – Personal Information

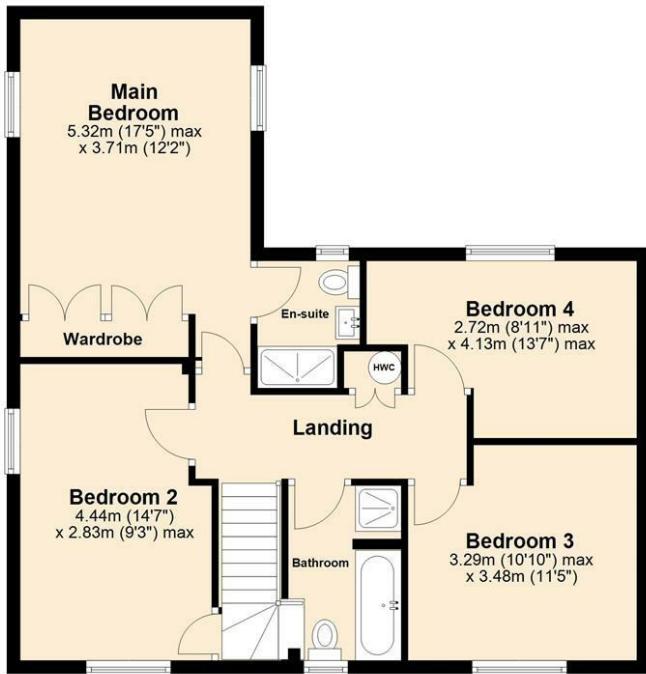


**Ground Floor**

Approx. 74.4 sq. metres (800.5 sq. feet)

**First Floor**

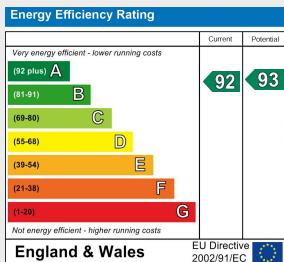
Approx. 70.2 sq. metres (755.7 sq. feet)



Total area: approx. 144.6 sq. metres (1556.2 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:** F**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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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN



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