



32 Keswick Road  
Cringleford | Norfolk | NR4 6UG

 FINE & COUNTRY

# MAKING A SPLASH



“A home with a pool in a highly desirable area, not far from the city with a community feel.  
If you’re after that forever family abode, this could well be the one, as it’s the real deal!  
The lifestyle here is very appealing, the draw of the property equally clear.  
Long lawns and light filled rooms catch the eye: the seclusion attracts while the city is so near.”



# KEY FEATURES

- An impressive Detached Family Home situated in the sought after village of Cringleford
- Five Double Bedrooms, First Floor Bathroom with Separate WC
- The Master Bedroom includes an En Suite Bathroom
- Bedroom Three includes a Shower Cubicle
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Three Good Size Receptions which offer Plenty of Flexibility
- Outdoor Heated Pool with Timber Pool House
- The Landscaped Rear Garden and Terrace extends to just over 0.3 of an acre (stms)
- Large Garage and Workshop
- The Accommodation extends to 2,350 sq.ft
- Energy Rating: D

An impressive family home in a convenient and enviable position, this is a place that's been incredibly well cared for and maintained by the current owner over the years. It's spacious and bright and benefits from a long, south-west facing garden with heated outdoor pool – sure to prove popular with family and friends!

## For The Longterm

This has been home to the owner for an incredible 40+ years and she has raised her family here before welcoming her grandchildren, now all adults themselves. It's seen so many changes during this time but has been consistently well maintained and frequently updated and improved, with the result being a magnificent family property that anyone would be proud to call home. "We moved into Norwich as our children were growing into their teens, so we could be close to excellent schools and transport links but still enjoy a community feel. Cringleford has changed enormously over this time but it still benefits from all the things that drew our family to the area and it's more than met our needs at every stage. We've been very happy here."

## Rising To Every Occasion

The layout and accommodation works well for a family or for a sociable couple and the owner has had great fun here, hosting parties, dinners, Christmas gatherings and more, with all three generations of the family staying here together. The main sitting room is a brilliant entertaining space and has a lovely log burner, plus there's a cosy snug where you can relax with a book, a formal dining room for Sunday lunches and special occasions, and a breakfast area in the kitchen, so people can sit and chat while you whip up a feast.





# KEY FEATURES

---

Upstairs, all five bedrooms are doubles, which gives great flexibility, and the owner uses one as a media room. It means you could also have an excellent study or hobby space if desired. The master bedroom benefits from a beautiful en-suite bathroom and built in wardrobes, whilst bedroom three also has a shower cubicle. You will also discover a bathroom on this floor with a separate wc found across the landing.

## Swimming In Sunlight

The property is approached via part walling and mature hedging with the tarmac driveway leading to a shingled parking area. Steps lead down to the front entrance door. The property also has a side access and a courtesy door leading into the garage/workshop. The rear garden has a large terrace with slate tiles and steps down to the lawned garden which is in two sections with various mature trees, shrubs and perennials. A step leads you down into the second part of the garden, again laid to lawn with a side path, an outdoor heated pool with a terraced area and a timber pool house. The property is fully enclosed with a high degree of privacy. The owner is passionate about gardening in general and has spent many happy hours out here. The garden faces southwest and is flooded with sunshine, stretching out a good distance beyond the rear of the house and dividing into different areas. Immediately to the rear of the property is a lovely terrace for al-fresco dining, drinks or barbecues, with steps leading down to a lawn beyond. A hedge sweeps across the lawn further down and screens the heated pool which itself is surrounded by another terraced area. "The pool has made me very popular," laughs the owner. "I heat it from mid-April to the end of September, and I swim almost every day. As you can imagine, my grandchildren loved visiting when they were growing up and even now they're adults they like to come and swim." If you do have young children or grandchildren, the design of the garden means it would be very easy to fence off the pool or to secure this half of the garden by gating it part way down.

























# INFORMATION

---



## 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 Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 50 minutes, 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, fork left signposted Eaton. Upon reaching the traffic lights continue straight over, over the bridge and continue for a further 400 yards before turning left into Keswick Road. Whereby number 32 can be found after a short distance.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Fibre Broadband Available - vendor uses BT

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

South Norfolk District Council - Council Tax Band G

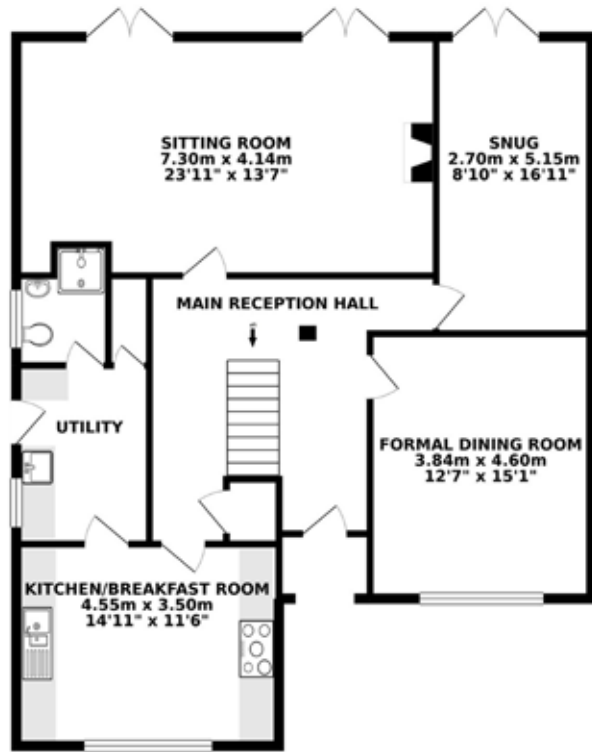
Freehold

---

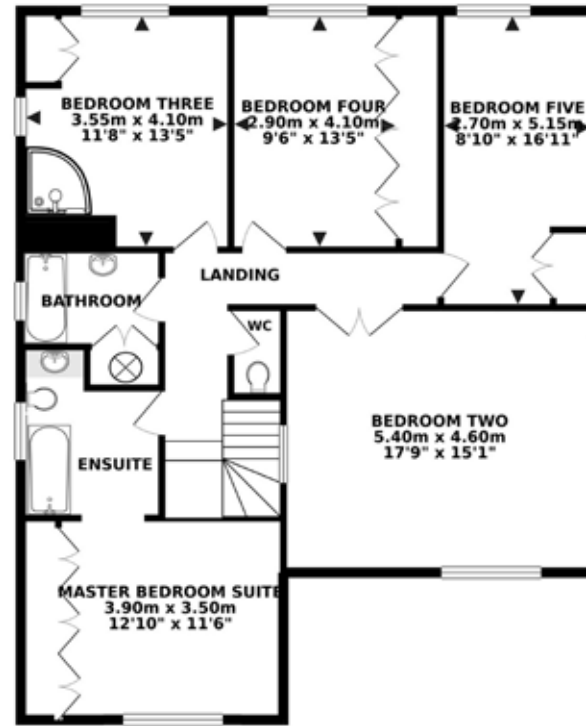
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



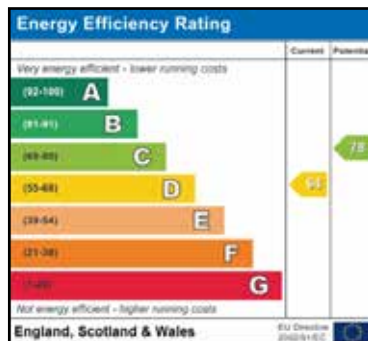
GROUND FLOOR 109.16 sq. m.  
( 1175.04 sq. ft. )



1ST FLOOR 109.16 sq. m.  
( 1175.00 sq. ft. )



OUTBUILDING 35.47 sq. m.  
( 381.76 sq. ft. )



FLOOR AREA : HOUSE - 218.32 sq. m. (2350.08 sq. ft.) approx.  
TOTAL FLOOR AREA : 253.79 sq. m. ( 2731.80 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.  
For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

