24 Scott-Moncrieff Street I Cringleford I Norwich I NR4 7XN

Guide Price £315,000

GUIDE PRICE £315,000 - £325,000 OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this well-presented modern three-bedroom semi-detached home, ideally situated in the highly sought-after suburb of Cringleford and offered with no onward chain. Perfectly suited to first-time buyers, growing families and those looking to upsize or downsize, the property offers bright and spacious accommodation throughout. The ground floor comprises a welcoming entrance hall, a comfortable lounge, a stylish kitchen/dining room ideal for everyday living and entertaining, and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom accessed from the landing, with the principal bedroom further benefiting from a contemporary en-suite shower room. Outside, the property features a driveway providing off-road parking to the front, complete with an electric vehicle (EV) charging point, and an enclosed lawned rear garden, offering a private space to relax and enjoy the outdoors. Further benefits include double glazing and gas central heating. Conveniently located close to excellent local amenities, highly regarded schools, the University of East Anglia, the Norfolk and Norwich University Hospital and superb transport links into Norwich city centre, this fantastic home is sure to appeal to a wide range of buyers, making early viewing highly recommended.

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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.
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Location
Cringleford village is on the banks of the River Yare with local amenities to include Waitrose supermarket, doctors surgery, Ofsted rated outstanding schooling with popular pubs and restaurants in the neighbouring village of Eaton and other surrounding villages. There is also ease of access to the vibrant and historic centre of Norwich, Eaton Park, University of East Anglia, Norfolk & Norwich University Hospital and the A11 main Cambridge/London route.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to Lounge, WC and stairs to first floor.

WC
Low Level WC, hand wash basin, radiator.

Lounge 16'2" x 11'8"
UPVC window, radiator, amtico floor, door to

Kitchen/Diner 14'11" x 10'5"
UPVC window, UPVC patio doors, Radiator, Wall and Base units, stainless steel single sink, Fitted Oven and Hob, Integral fridge freezer and dishwasher, amtico floor, door to understairs cupboard.

First Floor Landing
Doors to bedrooms one, two, three and bathroom.

Bedroom One 11'8" x 8'3"
UPVC window, radiator, door to

En-Suite
Low level WC, shower cubicle, hand wash basin, UPVC window, radiator.

Bedroom Two 10'2" x 8'3"
UPVC window, radiator.

Bedroom Three
UPVC window, radiator.

Bathroom
Bath with mixer shower, Low level WC, hand wash basin, radiator, UPVC window.

Outside Front
Driveway with parking, path to front door.

Outside Rear
Patio to lawned garden enclosed by fencing.

Local Authority
South Norfolk District Council, Tax Band C.

Tenure
Freehold
Service charge £205.38 per annum

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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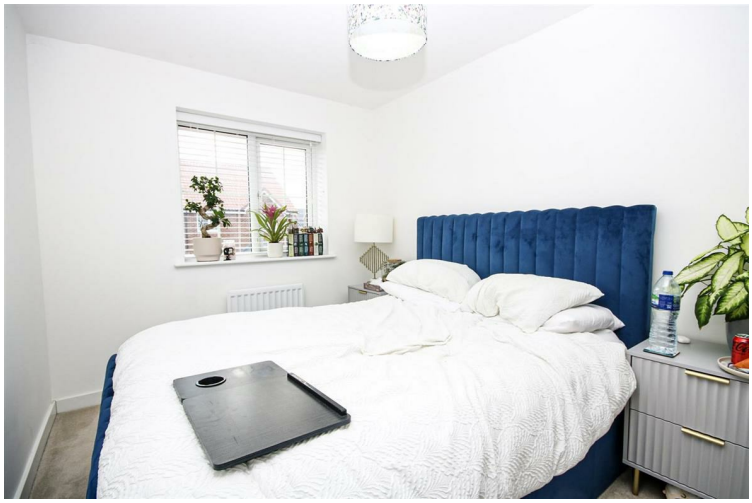

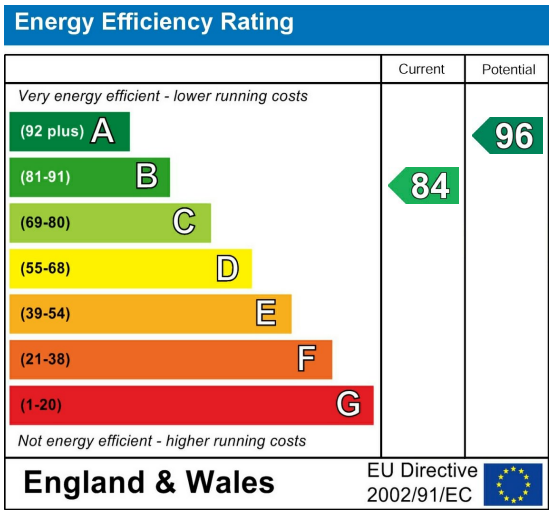

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South Norfolk District Council, Tax Band C

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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