



8 | Softley Drive | Cringleford | NR4 7SE  
Offers in Excess of £900,000



## The Features

- Stylish detached bungalow in a prestigious and sought after location
- Set within an impressive 0.35-acre plot backing onto beautiful woodland
- Four spacious double bedrooms, two with en-suites and garden access
- Luxurious master suite with dressing room, fitted storage and en-suite bathroom
- Beautiful 23'4" kitchen/diner with island, integrated appliances, rooflight and bi-fold doors
- 23'4" dual-aspect lounge with impressive sliding doors framing stunning views
- Thoughtfully modernised throughout, offering elegant and high-spec living
- Generous driveway and attached garage with light and power
- Wraparound gardens with raised patio, perfect for relaxing or entertaining
- Gas underfloor heating via combi boiler and double glazing throughout

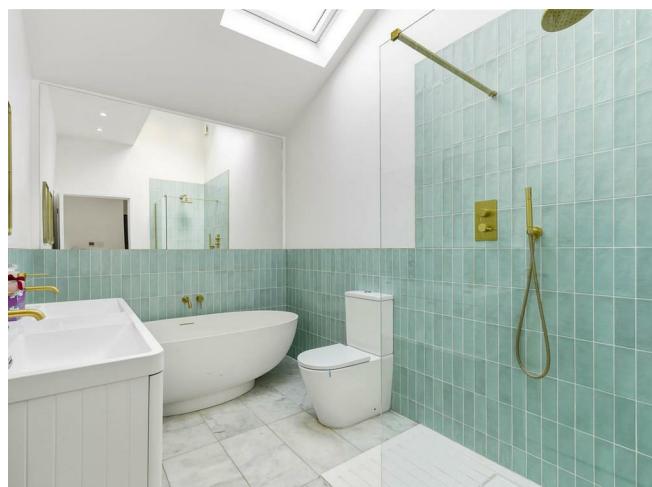


## About the Property

This exceptional detached bungalow occupies a prestigious and peaceful cul-de-sac position, backing onto beautiful woodland and water meadows. Set within approximately 0.35 acres, the property offers an enviable combination of privacy, space, and contemporary design. From the moment you arrive, the setting exudes tranquillity and exclusivity, enhanced by the generous driveway, attached garage, and landscaped gardens with a raised patio ideal for enjoying the surroundings.

Thoughtfully modernised throughout, the home offers elegant, high-spec living spaces designed for both comfort and style. The spacious layout includes four double bedrooms, two of which feature stylish en-suites and direct garden access. The master suite is a true retreat, complete with a dressing room offering fitted storage and a luxurious en-suite bathroom. A further family bathroom provides a stunning four-piece suite, ensuring comfort and convenience throughout.

At the heart of the home lies a beautifully appointed 23'4" kitchen/diner, featuring an island, integrated appliances, rooflight, and bi-fold doors that flood the space with natural light. The 23'4" dual-aspect lounge is equally impressive, boasting spectacular sliding doors that frame breathtaking views of the surrounding landscape. With gas underfloor heating via a combi boiler, double glazing, and attention to detail in every finish, this home perfectly combines modern luxury with a serene countryside feel.





## The Outside

Set within an impressive 0.35-acre plot at the end of a peaceful cul-de-sac, this modern bungalow is approached via a stone-chip driveway leading to an attached garage with an up-and-over door, light, and power. The gardens wrap around three sides of the property, with a raised patio to the left-hand side offering spectacular views across the length of the garden towards the woodland, water meadows, and river beyond. This superb outdoor space provides the perfect setting for entertaining or simply relaxing in the idyllic surroundings, with direct access from the lounge through stunning full-height sliding doors. The patio continues around to the rear of the property, seamlessly connecting the living space with the beautiful grounds.

## Location Overview

Softley Drive 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.

## Directions

From Newmarket Road in Cringleford, cross the A11 via Colney Lane and continue along the road. Take the right turn into Gurney Lane, then, just before reaching the water meadows at the bottom of the hill, turn right again into Softley Drive. The property is located at the very end of the cul-de-sac, on the left-hand side.

## Agents Note

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

The owners intend to install a treatment plant once a sale has been agreed, to improve the property's drainage system. For more information, please contact our office.

## Further Information

### Letting Services -

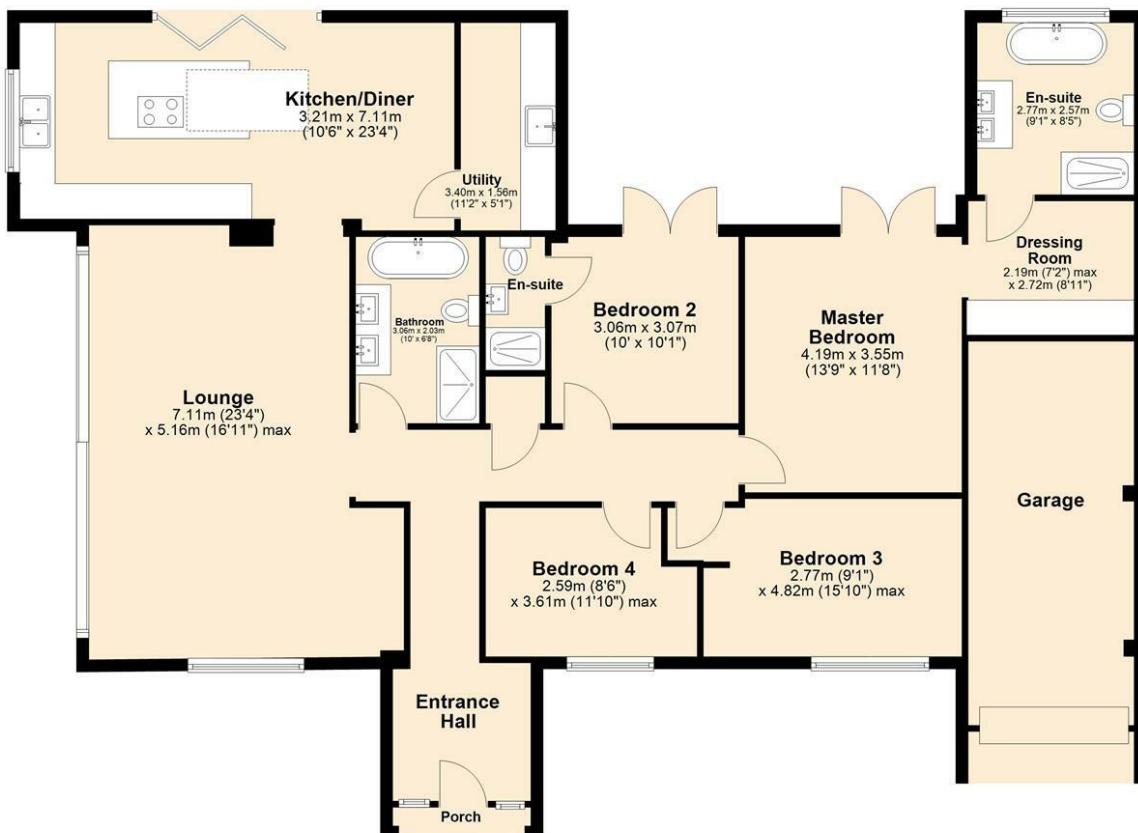
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please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

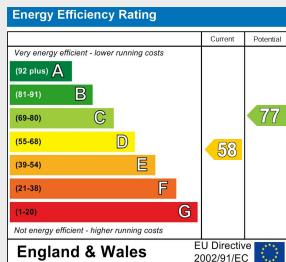


**Ground Floor**  
Approx. 168.9 sq. metres (1817.8 sq. feet)



Total area: approx. 168.9 sq. metres (1817.8 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:** E  
**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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