



## 18 Dunlin Drive, Cringleford

£425,000 Freehold

Guide Price £425,000 - £450,000. In the ever-desirable village of Cringleford, this detached family home on Dunlin Drive combines generous proportions with a timeless sense of style. Set on a private drive with parking for four cars and a double garage, it offers both space and privacy in equal measure. The ground floor features a bright living room with patio doors to the garden, a separate dining room for formal or family meals, and a dedicated study – perfect for remote work or quiet moments. The well-appointed kitchen, complete with an adjoining utility room, creates a practical yet welcoming hub for everyday life. Upstairs, four double bedrooms – including a principal suite with en-suite – provide comfort and flexibility for both family and guests. Outside, mature gardens and a decked terrace with canopy create a serene setting for summer evenings and weekend gatherings.



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### The Location

Cringleford enjoys a reputation as one of Norwich's most desirable suburbs – a village that offers both calm and connectivity in equal measure. With a wealth of everyday amenities close to hand, including local shops, play areas, and well-regarded schools, it's particularly popular with families and professionals alike.

The area is also home to excellent transport connections, with frequent bus services and direct road access making travel in and out of the city refreshingly simple.

It's especially well placed for those working at the Norfolk and Norwich University Hospital or studying at the UEA, both within easy reach by foot or cycle. At the same time, Cringleford is embraced by leafy surroundings and open countryside, meaning you can enjoy a slower pace of life – riverside walks, green spaces, and a strong sense of community – without ever feeling far from the buzz of the city.

### Dunlin Drive, Cringleford

Set on a private drive in the sought-after village of Cringleford, this impressive detached home offers the perfect mix of space, style, and versatility. With four generous double bedrooms, a double garage, and parking for up to four vehicles, this property has been thoughtfully designed to meet the needs of modern family living.

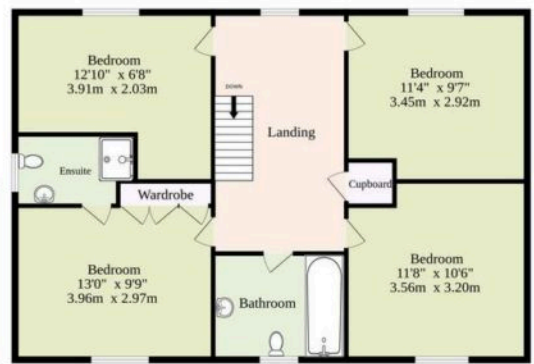
The ground floor unfolds with a welcoming sense of space and light. The living room, with its patio doors opening directly onto the garden, is a space made for relaxed evenings and weekend gatherings. A separate dining room offers a more formal setting for family occasions or dinner parties, while the dedicated study provides the ideal spot for working



Ground Floor  
930 sq.ft. (86.4 sq.m.) approx.



1st Floor  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 sq.m.) 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.  
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