



44 | Haldane Drive | Cringleford | NR4 7FZ

Guide Price £500,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Guide Price £500,000 - £525,000
- Four bedroom detached family home extending to over 1,550 sq ft
- Triple-aspect lounge with patio doors to the rear garden
- Separate second reception room, ideal as a study, snug or playroom
- Open-plan kitchen/dining room with adjoining utility room
- Dual aspect main bedroom with fitted wardrobes and en-suite
- Three further double bedrooms, all with fitted wardrobes
- Family bathroom with bath and separate shower
- Tandem driveway, single garage and enclosed rear garden
- Built in 2021 and located on the sought-after Cringleford Heights development

About the Property

Situated on the popular Cringleford Heights development, this modern four bedroom detached home was built in 2021 and offers over 1,550 sq ft of well balanced accommodation. Occupying a corner plot and available with no onward chain, the property presents an excellent opportunity for a straightforward purchase.

The ground floor comprises an entrance hall leading to two reception rooms and a cloakroom. The triple aspect lounge is a bright and spacious living area with patio doors opening onto the rear garden.

A second reception room provides flexible space, suitable as a home office, snug or playroom.

The open plan kitchen/dining room spans the depth of the property and is fitted with integrated appliances including fridge, freezer, dishwasher, hob and oven. Patio doors provide direct access to the garden, while a separate utility room offers additional storage and appliance space.

Upstairs, the dual aspect main bedroom benefits from fitted wardrobes and a modern en-suite shower room. There are three further double bedrooms and a contemporary family bathroom featuring both a bath and separate shower.





The Outside

The property occupies a corner position with a woodchip front garden and gated side access. A tandem driveway to the right hand side provides off-road parking and leads to a single garage. The enclosed rear garden is designed for low maintenance and is predominantly laid to lawn.

Location Overview

Haldane Drive is positioned within the highly regarded village of Cringleford, approximately two miles southwest of Norwich city centre. The property is well placed for the Norfolk and Norwich University Hospital, Norwich Research Park and the University of East Anglia, with convenient access to the A47 and A11 for commuters. Cringleford offers a blend of established character and modern development, with local amenities including a well-regarded primary school, village shop and green spaces. Nearby Eaton provides additional facilities including supermarkets, cafés and further services.

Directions

Enter Round House Park 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. Turn left shortly after into the Cringleford Heights development via Haldane Drive, where the property can be found on the right-hand side.

AGENTS NOTE

The seller of this property is a connected person to Butterfly Homes.

There is a development management charge of approximately £205.38 per annum.

Fibre Networks Limited (OFNL) operates the fibre infrastructure at this property, controlling both internet and television services.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

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.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

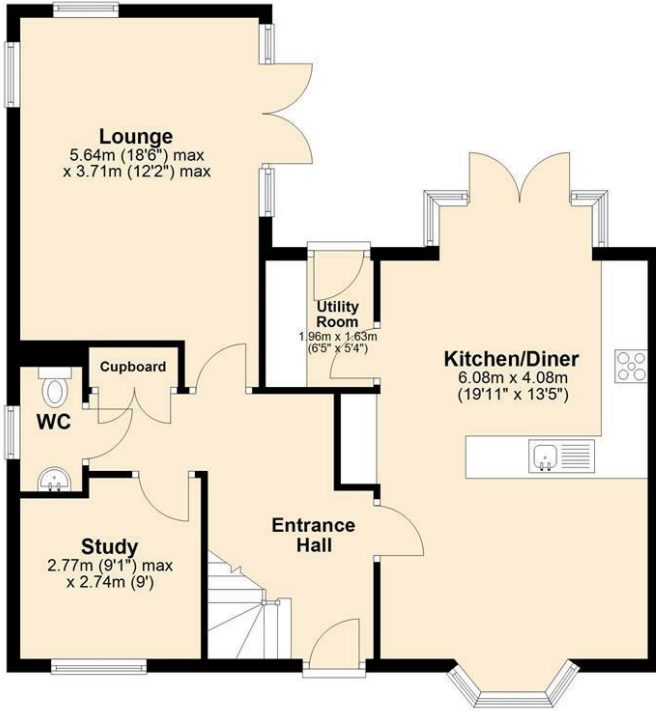
Disclaimer -

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



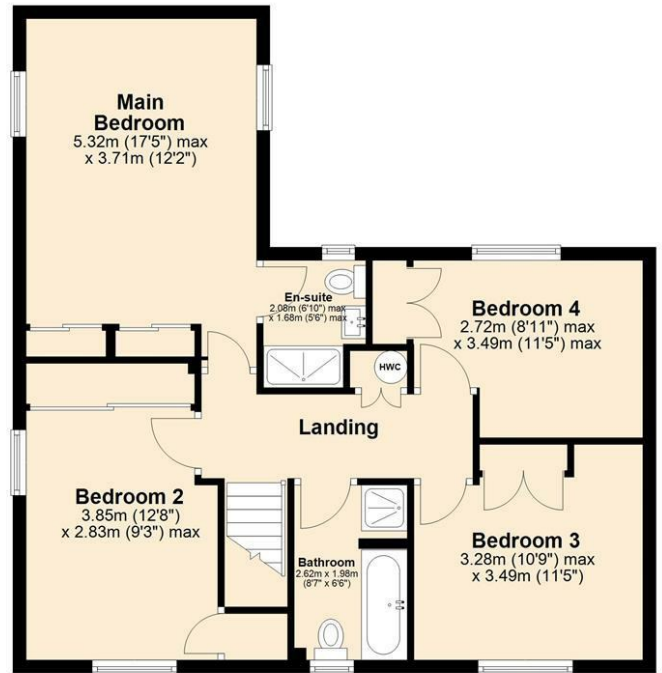
Ground Floor

Approx. 74.4 sq. metres (800.9 sq. feet)



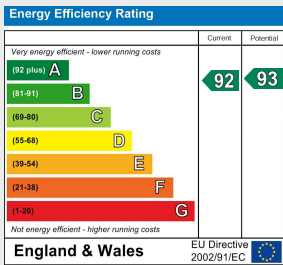
First Floor

Approx. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 143.7 sq. metres (1547.0 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.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



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.

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