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Pond Farm
Newmarket Road
Cringleford



A BEAUTIFULLY PRESENTED GRADE II LISTED FOUR-BEDROOM PERIOD HOME WITH MATURE GARDEN AND DOUBLE GARAGE.

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Pond Farm, 19-21 Newmarket Road, Cringleford, NR4 6UE

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ENTRANCE HALL

A welcoming hall with a door in from the front aspect, featuring an exposed brick chimney breast with former fireplace and bread oven. Fitted storage cupboard. A window offers views over the front garden.

CLOAKROOM

With wc and hand wash basin.

SITTING ROOM

This generous living room has windows offering views of the garden and an (unused) door to the front aspect. As with the entrance hall there is an impressive, exposed brick chimney breast with former fireplace and hearth, and with a glazed display cabinet alongside. Beams to the ceiling add character to this lovely room, and a staircase leads up to the first of two landings.

DINING ROOM

An ideal formal dining room with beamed ceiling and an original fireplace, now shelved, with bressummer over. A door opens to a second hall which has a door to the front aspect and stairs to the second landing.

KITCHEN/BREAKFAST ROOM

A well-equipped kitchen fitted with an excellent range of fitted base and wall units. Inset sink unit with mixer tap. Space, with hood over, for a range style cooker, space and plumbing for a dishwasher.

UTILITY ROOM

Fitted with additional storage and a second sink, glazed wall cabinets. Glazed wall cabinets and a pantry. A door leads out to the front garden.







FIRST FLOOR

The first-floor accommodation includes two landings giving a flexible and characterful layout.



LANDING 1

With stairs up from the sitting room this landing has a wealth of exposed timbers, fitted airing cupboard.

BEDROOM 1

A charming principal bedroom, with exposed timbers, window with garden views, fitted wardrobes to one wall. A second opens onto the second landing.



BATHROOM

With suite comprising bath, with shower over, wc and pedestal hand wash basin. Chrome towel rail/radiator .

BEDROOM 2

This super double bedroom has two windows to the side aspect either side of a chimney breast which houses attractive cast iron fireplace. Further window to the front aspect.

BEDROOM 4

Another charming room featuring exposed timbers to one wall, window to the front aspect offering a garden view.

BEDROOM 3

With window to the front aspect, exposed beam.

SHOWER ROOM

Having a shower in oversized cubicle, wc and vanity hand wash basin.





EXTERNAL

The property is accessed via a five-bar gate onto a gravelled driveway which offers ample parking and leads to the detached double garage, which has twin up and over doors. The garden is laid to an expansive lawn with a number of mature trees and well stocked shrub borders and a sun terrace alongside the garage overlooking the garden. Beyond a picket fence, is a further natural garden area which

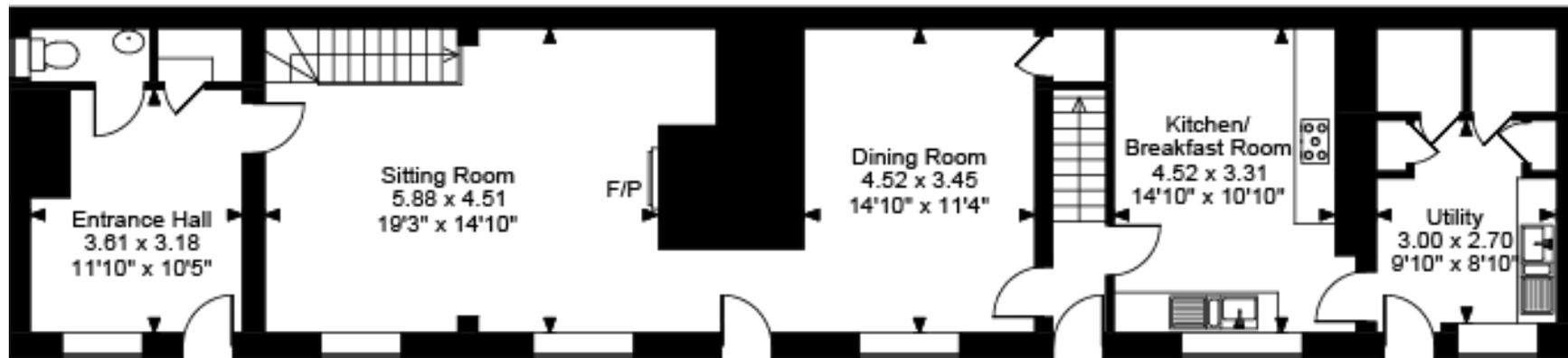


includes a large pond which offers a peaceful retreat and wildlife haven. In total the plot extends to around 0.5 acre (STMS).

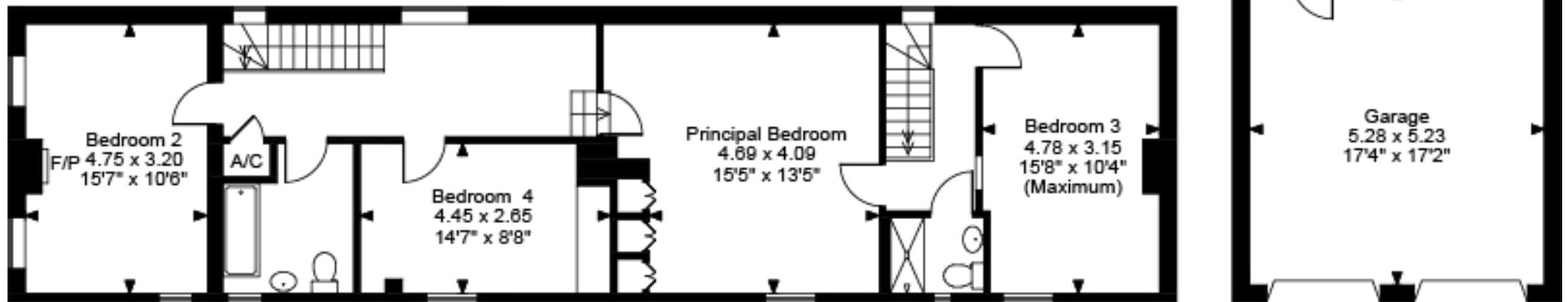
LOCATION

Cringleford is a highly regarded village just to the south-west of Norwich, with excellent access to the A11/A47. Together with neighbouring Eaton, it offers a range of amenities including a doctors' surgery, public houses, and a Waitrose supermarket. Norwich city centre is approximately 2.5 miles away, offering a wide variety of shops, restaurants, cultural attractions, and mainline railway services.





Ground Floor



First Floor

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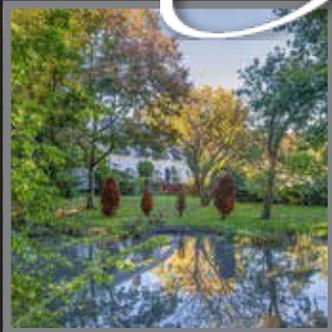
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This fantastic Grade II Listed family home stands in generous mature gardens within the popular village of Cringleford. The beautifully maintained property is understood to date from the 1500s with later addition in the seventeenth and nineteenth century. Throughout this individual home character is provided by exposed timbers and brickwork. On the ground floor the character accommodation includes a welcoming entrance hall, with cloakroom, two reception rooms, kitchen/breakfast room and utility. On the first floor, there are four bedrooms, off two landings, a shower room and bathroom.

Externally the property is approached over a gravelled drive offering plenty of parking and leading to the double garage. The gardens include areas of lawn, mature trees, large pond and terrace. In total the plot extends to around 0.5 acre (stms).

The property stands within the desirable village of Cringleford which is situated just to the south-west of Norwich, with easy access to the A11. Along with its neighbouring village, Eaton local amenities include a Doctors surgery, public houses and a Waitrose supermarket. Norwich's bustling city centre lies around 2.5 miles away.



EPC Rating: EXEMPT
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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