



Kingfisher Close, Cringleford Norwich NR4 7LL

welcome to

Kingfisher Close, Cringleford Norwich

GUIDE PRICE £375,000-£400,000 - Offered to the market with no onward chain this sizeable detached home is arranged over three storeys with four bedrooms, bathroom, wc and en suite to the principal bedroom. Benefiting from garage, driveway and enclosed gardens viewing is recommended!



Entrance Hall

Composite door to front aspect, double glazed window to front aspect, radiator, doors to wc and sitting room, stairs to first floor landing.

Wc

Double glazed window to front aspect, suite comprising low level wc, pedestal sink, tiled splash back, radiator.

Lounge

Double glazed window to rear aspect, under stairs storage cupboard, radiator, door to kitchen / dining room;

Kitchen / Dining Room

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash back, electric oven, gas hob, stainless steel chimney style cooker hood over, integrated dishwasher, plumbing and space for washing machine, space for fridge freezer, gas fired central heating boiler;

Dining space offers radiator and double glazed french doors to rear aspect leading to rear garden.

First Floor Landing

Stairs leading from entrance hall to first floor landing, airing cupboard, doors to principal bedroom, bedroom two and family bathroom, stairs to second floor landing;

Principal Bedroom

Double glazed window to rear aspect, built in wardrobes, radiator, door to en suite shower room;

En Suite

Double glazed window to front aspect, suite comprising shower cubicle, low level wc, pedestal sink, part tiled walls, extractor fan, radiator.

Bedroom Two

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, suite comprising bath with mixer tap and shower attachment over, low level wc, pedestal sink, part tiled walls, extractor fan, shaver point, radiator.

Second Floor Landing

Stairs leading from first floor landing leading to second floor landing, doors to bedrooms three and four.

Bedroom Three

Double glazed window to front aspect built in wardrobe, radiator.

Bedroom Four

Double glazed window to front aspect, radiator.

External

The property is approached via an open plan garden to the front with pathway leading to the front door. To the rear there is an enclosed garden laid to lawn and decking whilst there is a side access gate leading to the parking area and in turn single garage.



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Kingfisher Close, Cringleford Norwich

- THREE STOREY DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINING ROOM
- FOUR BEDROOMS
- WC, FAMILY BATHROOM AND EN SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- WELL PRESENTED ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



directions to this property:

Proceed out of Norwich via the Newmarket Road and follow the road along to the dual carriageway taking a right hand turning at the roundabout onto Round House Way. Take your second exit onto Dragonfly lane, bearing left at the mini roundabout onto Brambling Lane and then left into Kingfisher Close where the property will be located on your left side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR104647 - 0005

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