





House - Detached (EPC Rating:)

THE CROFT
INTWOOD ROAD
CRINGLEFORD
NORWICH
NR4 6AA

Offers in excess of

£675,000

FEATURES

- Detached Family Home
- Three Reception Rooms
- Ground-Floor Cloakroom
- Extensive Lawns & Orchard
- Well Presented
- Generous Plot 0.3 Acres (stms)
- Four Double Bedrooms
- Landscaped Rear Garden
- Detached Garage
- Desirable Cringleford Location

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Ben Allman
Estate & Letting Agents

4 Bedroom House - Detached located in Cringleford

An impressive four-bedroom detached residence set within a generous 0.3-acre plot (stms) in the highly regarded location of Cringleford, offering an appealing blend of character, space and versatile family living.

The welcoming entrance hall sets the tone for the well-proportioned accommodation, comprising three elegant reception rooms. The inviting snug features a charming bay window and character fireplace, whilst the dining room offers flexibility for formal dining or home working. The substantial sitting room is enhanced by a characterful wood-burning stove and double doors opening onto the beautifully landscaped rear garden.

At the heart of the home, the spacious kitchen provides extensive work surfaces, plentiful storage, a pantry and ample room for informal dining. Double doors create a seamless connection to the garden, whilst a separate utility room and ground-floor cloakroom add everyday convenience.

The first floor offers four generous double bedrooms, including an impressive primary suite with a contemporary-style en-suite featuring twin wash basins and a walk-in shower. Three further bedrooms provide excellent flexibility for family accommodation, guests or home working, complemented by a well-appointed four-piece family bathroom.

The exceptional gardens are a particular feature, with an expansive paved terrace, substantial timber gazebo and extensive lawns, creating an idyllic setting for outdoor entertaining and relaxation. A potting shed and further lawned area enhance the garden's appeal.

To the front, a substantial driveway provides ample off-road parking for multiple vehicles, alongside a detached garage and additional bicycle store.

Combining generous proportions, characterful interiors and beautifully established outdoor space, this distinguished family home presents a wonderful opportunity to enjoy refined and versatile living in one of Cringleford's desirable residential locations.

ENTRANCE HALL
A welcoming and generously proportioned entrance hall, setting the tone for the accommodation beyond. Featuring a staircase rising to the first floor, the hall provides access to all three reception rooms and creates a practical yet inviting introduction to this attractive family home.

SNUG/FAMILY ROOM
11'0" x 13'9"
A charming and inviting reception room, enjoying excellent natural light from an attractive bay window. A character fireplace provides an appealing focal point, whilst the generous proportions create a versatile space ideal for relaxation, reading or enjoying a cosy evening.

DINING ROOM
11'0" x 11'0"
A well-proportioned and versatile reception room, enhanced by a feature bay window that fills the space with natural light. Built-in storage adds practicality, whilst the room offers an ideal setting for formal dining, entertaining or use as a dedicated home office.

SITTING ROOM
11'0" x 21'0"
An impressive and spacious principal reception room, offering an elegant yet comfortable setting for everyday living and entertaining. A characterful wood-burning stove creates a warm focal point, whilst double doors open directly onto the rear garden, providing a wonderful connection between indoor and outdoor living.

KITCHEN/BREAKFAST ROOM
14'0" x 19'0"
A particularly spacious kitchen, offering extensive worktop surfaces, plentiful fitted storage and a useful pantry. With ample room for a dining table, the space lends itself perfectly to informal family meals and social gatherings. Double doors open onto the rear garden, whilst a separate external door provides convenient side access.

UTILITY ROOM
A practical and useful addition to the ground-floor accommodation, providing dedicated space for household appliances, laundry and everyday essentials, helping to maintain the kitchen as an inviting and uncluttered space.

GROUND-FLOOR WC
A conveniently positioned cloakroom comprising a WC and wash basin, ideally situated for guests and everyday family use.

PRIMARY BEDROOM
17'0" x 10'0"
A generously proportioned primary bedroom, enjoying excellent natural light through a large window and offering ample space for a comprehensive range of bedroom furniture. The room is complemented by its own en-suite shower room, creating a comfortable and private retreat.

EN-SUITE
A well-appointed en-suite featuring twin wash basins, a WC and a walk-in shower. The practical layout provides convenience and comfort, complementing the spacious principal bedroom.

BEDROOM TWO
13'0" x 11'0"
A substantial double bedroom featuring large windows that allow natural light to fill the room. With excellent space for bedroom furnishings, this is an ideal room for family members or visiting guests.

BEDROOM THREE
10'0" x 11'0"
A comfortable double bedroom featuring an attractive window that adds character and enhances the natural light. Offering versatile accommodation, the room is well suited to family living or guest use.

BEDROOM FOUR
8'0" x 10'0"
A versatile double bedroom featuring a distinctive window and a flexible layout. Equally suited to use as a bedroom, dressing room, nursery or home office, this room offers valuable adaptability to suit individual requirements.



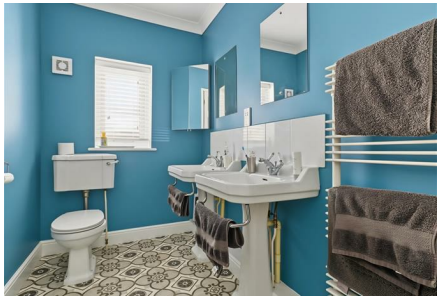
















FAMILY BATHROOM

A spacious four-piece family bathroom comprising a panelled bath, separate walk-in shower, WC and wash basin. The well-appointed arrangement provides flexibility for busy family life, combining bathing and showering facilities in one practical space.

DRIVEWAY & GARAGE

The property is approached via a substantial driveway providing ample off-road parking for multiple vehicles. A detached garage offers useful additional storage or for a vehicle , with a separate bicycle store positioned at the far end.

REAR GARDEN

A particularly impressive feature of the property, the beautifully landscaped rear garden extends across the generous 0.3-acre plot (stms). A spacious paved terrace provides an ideal setting for outdoor dining, complemented by a substantial timber gazebo offering a sheltered space for entertaining. Beyond, extensive lawns create an attractive open outlook with established planting, a potting shed, vegetable garden and a further lawned area with orchard. The garden offers an excellent balance of entertaining space, recreation and outdoor enjoyment.

LOCATION

Cringleford is a highly regarded residential area on the outskirts of Norwich, offering a desirable blend of village charm and modern convenience. With excellent local amenities, well-regarded schooling, nearby green spaces and convenient access to Norwich city centre, the A11, the University of East Anglia and Norfolk and Norwich University Hospital, it is an appealing location for families and professionals alike.



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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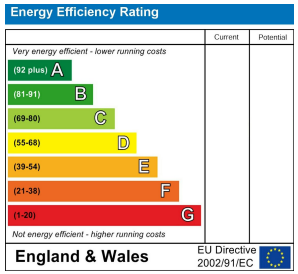
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