



Raven Croft, Cringleford - NR4 7NA



## Raven Croft

Cringleford, Norwich

NO CHAIN. This DETACHED FAMILY HOME is tucked away on the edge of this popular development and is offered in FANTASTIC DECORATIVE ORDER throughout the living accommodation reaching some 1191 Sq. Ft in total (stms). With a brilliant 19' DUAL ASPECT sitting room, separate dining room/study, open KITCHEN/BREAKFAST ROOM complete with INTEGRATED APPLIANCES leading into a UTILITY room with a sizeable ground floor CLOAKROOM. The first floor landing splits to grant access into FOUR BEDROOMS all having use of the FAMILY BATHROOM and the larger, an EN-SUITE SHOWER ROOM. The rear garden is larger than most, and all fully enclosed with large lawn space with patio seating area with OFF ROAD PARKING and a GARAGE beyond.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Detached Family Home
- Sought After Location Close to UEA & NNUH
- Four Bedrooms
- Dual Aspect 19' Sitting Room
- Open Kitchen/Dining Room Into Utility
- Family Bathroom, En-Suite & W.C
- Off Road Parking & Garage
- Private Rear Garden

The property is situated adjacent to the A11 in the centre of Cringleford - only four miles to the centre of Norwich - the cathedral city and regional centre of East Anglia. The city boasts a lively nightlife as well as good shopping, cultural and social activities and a historic centre. From Norwich there is a mainline rail service to London Liverpool Street with a fastest journey time of one hour and forty minutes. Excellent state, faith and independent schools for all age groups, local shopping facilities, a Waitrose supermarket, the University of East Anglia, the Norfolk and Norwich University Hospital, parks and public houses are all within easy reach.



## SETTING THE SCENE

The property is found just off the main street with a brick weave frontage leading around a mixture of colourful hedges and low level shrubs, taking you around the corner beyond the front door with an awning above where the driveway and garage can be found with gate into the rear garden.

## THE GRAND TOUR

Stepping inside, you will find yourself in the generously sized central hallway with access to all living spaces on the ground floor, stairs to the first floor and directly ahead a sizable cloakroom featuring a two piece WC, wall mounted radiator and ample additional storage space. To the right of the hallway is a dual aspect sitting room with carpeted flooring laid underfoot and uPVC French doors directly into the rear garden. This space is incredibly well lit with a large floor space conducive to a choice of layouts of soft furnishings. Sitting adjacent is a separate dining room currently used as a home office, this space offers versatility and does have the potential to be opened into the kitchen to make a large open plan living space if desired. The kitchen itself has tiled flooring underfoot and initially as you enter, does offer a separate dining or breakfast room area suitable for a formal dining table with a wall mounted radiator and side facing window. The rest of the kitchen area has a range of wall and base mounted storage set around rolled edge work surfaces giving way to an integrated oven and gas hob with extraction above plus an integrated dishwasher leaving room for a standalone fridge/freezer before reaching the utility room with additional storage, wall mounted gas boiler and plumbing for a washing machine. The first floor landing grants access to all four bedrooms as well as a handy built in storage cupboard and three piece family bathroom with mostly tiled surround and an electric shower mounted over the bath. The largest bedroom comes to the front of the property with uPVC double glazed window and radiator below.

This room has the benefit of built in wardrobes and a three piece en-suite shower room complete with corner shower unit. The second bedroom comes towards the rear of the property with views over the rear garden through the uPVC double glazed windows. This generously sized double bedroom suitable for a large bed and additional storage solutions. The two smaller bedrooms also occupy a front facing aspect with carpeted flooring laid underfoot in both. The larger currently serves as a bedroom whilst the smaller in the middle of the property is used as a versatile bedroom, potentially creating space for an office or nursery if needed.

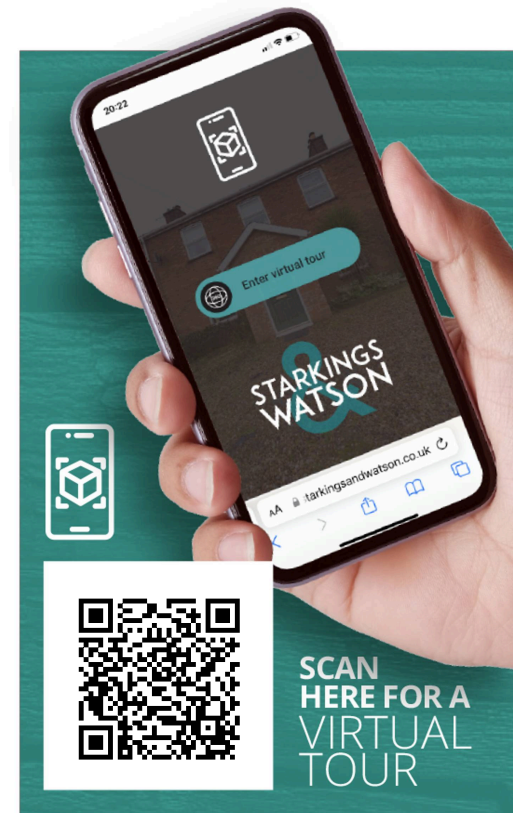
## FIND US

Postcode : NR4 7NA

What3Words : ///this.little.cherry

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





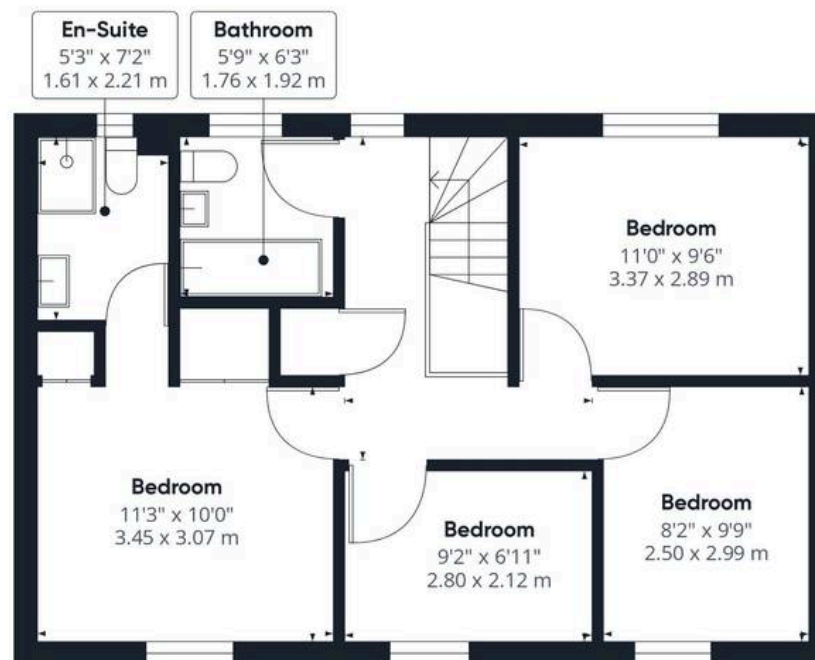
## THE GREAT OUTDOORS

The rear garden is larger than most, all fully enclosed with timber fencing. This space is predominantly laid to lawn with a wooden decking patio seating area tucked to the side of the home, creating privacy in the perfect spot to become a sun trap in the evenings with a swinging timber gate leading you directly onto the driveway, giving off road parking and access directly into the garage.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1191.25 ft<sup>2</sup>  
110.67 m<sup>2</sup>

**Reduced headroom**

95.37 ft<sup>2</sup>  
0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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