



25 | Jasmine Walk | Cringleford | NR4 7JS

£325,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

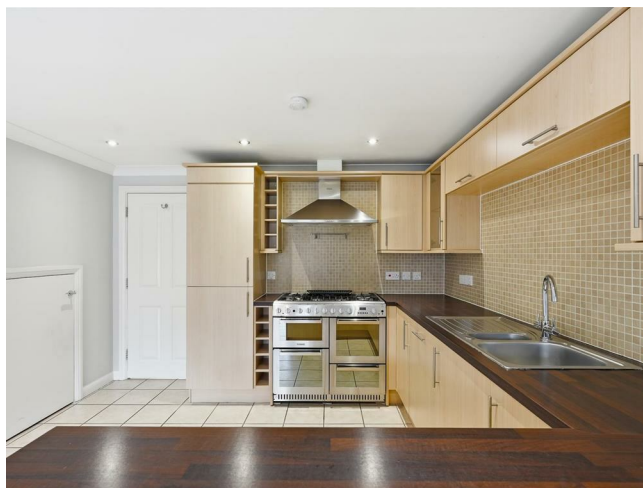
- *** Offered with no onward chain ***
- Three bedroom townhouse offering approximately 1,170 sq. ft. of accommodation
- Impressive 20'7" open plan kitchen, dining and living area with garden access
- Spacious 15' first floor lounge overlooking the rear garden
- Main bedroom with fitted wardrobes and en-suite shower room
- Two further well-proportioned bedrooms, both with fitted wardrobes
- Ground floor cloakroom and modern family bathroom
- Enclosed low maintenance rear garden with patio and lawn
- Single garage within residents parking area plus parking space in front of the garage
- Within easy reach of local amenities, a primary school and the A11 and A47

About the Property

Offering approximately 1,170 sq. ft. of accommodation across three floors, this modern three bedroom townhouse is offered with no onward chain and provides generous, flexible living throughout. The heart of the home is the impressive 20'7" open plan kitchen, dining and living area, creating an excellent space for everyday living and entertaining, with French doors opening directly onto the enclosed rear garden. The ground floor also benefits from a welcoming entrance hall and a convenient cloakroom.

The first floor features a spacious 15' lounge, providing a separate reception room overlooking the rear garden, together with a generous double bedroom with fitted wardrobes. The top floor offers two further well-proportioned bedrooms, both with fitted wardrobes, including the main bedroom which benefits from an en-suite shower room. A contemporary family bathroom completes the accommodation.

Offering spacious and versatile accommodation throughout, this is a home that must be viewed in person to fully appreciate everything it has to offer.





The Outside

The property enjoys a low maintenance front garden with a pathway leading to the entrance. To the rear is an enclosed garden, mainly laid to lawn with a patio seating area, perfect for relaxing or entertaining. A rear gate provides access to the residents' parking area, where the property benefits from a 18'2 x 9'4 single garage with light and power, together with a parking space in front.

Location Overview

Situated within the popular Round House Park development, Jasmine Walk enjoys a convenient location with a range of everyday amenities close by, including supermarkets, cafés, schools and local parks. Norwich city centre is just a short drive away, while the University of East Anglia, Norfolk and Norwich University Hospital and the A47 are all easily accessible, making it an ideal location for those looking to be well connected without compromising on convenience.

Directions

From the A11/Newmarket Road, enter the Round House Park development. At the first roundabout, take the second exit onto Dragonfly Lane. Almost immediately, turn right into Jasmine Walk and follow the road as it bends to the left, where the property will be found on the left-hand side. For the most accurate location, use what3words: [:///meals.occupy.mass](#).

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.

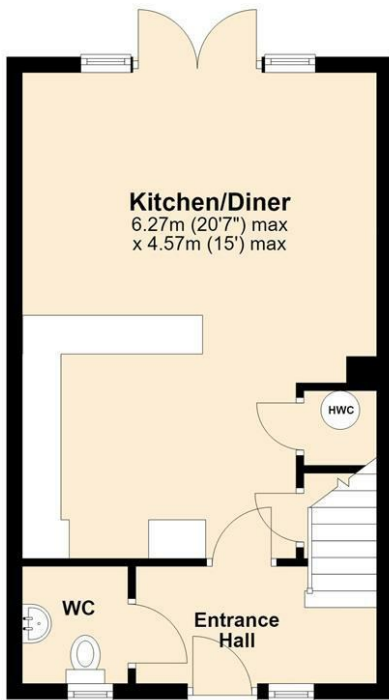
Disclaimer -

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 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,



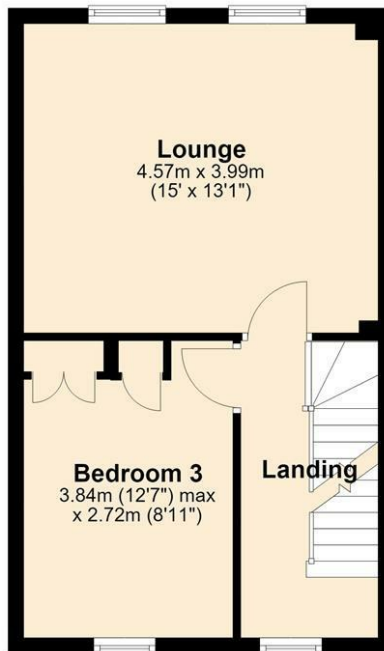
Ground Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



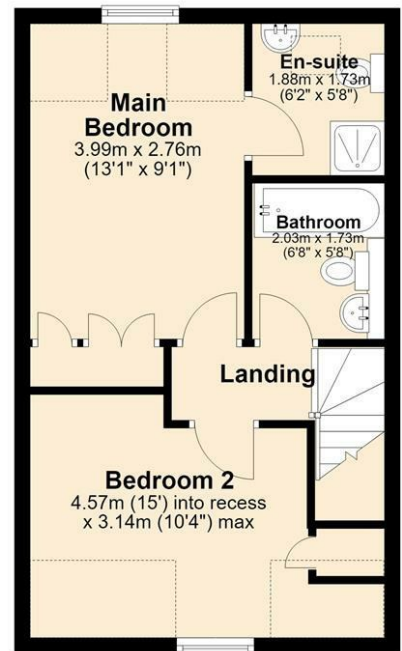
First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



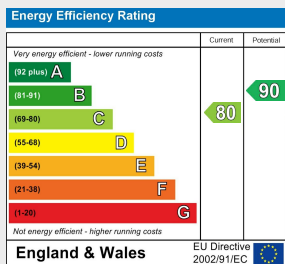
Second Floor

Approx. 35.9 sq. metres (387.0 sq. feet)



Total area: approx. 108.7 sq. metres (1170.3 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: C
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.



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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