



**Nightingale Drive
Norwich, NR4 7LR**

Guide Price £600,000 - £625,000

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residential

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*** Launch Event Saturday 25th April - Strictly By Appointment Only *** Guide Price £600,000 - £625,000 *** Positioned within the popular Round House Park Development in Cringleford, this impressive detached family home offers a unique blend of space and modern living. Spanning three storeys, the property boasts five generously sized double bedrooms, two of which feature en-suite bathrooms, ensuring comfort and privacy. On the ground floor, you'll find two well-proportioned reception rooms along with an expansive open-plan kitchen/family room that flows seamlessly together. This stunning open-plan area has been thoughtfully designed, showcasing elegant shaker-style cabinetry and equipped with built-in appliances. Additionally, the property includes a useful utility room, providing extra convenience for busy family life, as well as a good-sized double garage with power, ideal for storage or as a workshop. Externally, the south-west facing rear garden is a true highlight, offering a wonderful patio seating area to enjoy during the warmer months. With convenient transport links and the Norfolk and Norwich University Hospital (NNUH) nearby, this home is perfectly positioned. This spacious and versatile property is an exceptional opportunity for families seeking a comfortable and stylish living environment in a desirable location. We highly recommend viewing this property to fully appreciate the size and quality of accommodation on offer.

Entrance Hall

Entrance door, upvc double glazed window to front aspect, stairs to first floor, oak wooden floor and radiator.

Cloakroom

Low-level WC, wash hand basin set in vanity unit with mixer tap, oak wooden floor, radiator and upvc double glazed window to front aspect.

Sitting Room 11'11" x 15'10" (3.65 x 4.83)

Two upvc double glazed windows to side aspect, cast-iron fireplace with wood surround, coving, ceiling rose, oak wooden floor, two radiators and upvc double glazed French doors leading out to the garden.

Study 11'7" x 10'3" (3.55 x 3.14)

Two upvc double glazed windows to front aspect, picture rail, oak wooden floor and radiator.

Open Plan Kitchen / Dining / Family Room

Kitchen / Dining Area 18'7" max x 16'0" max (5.68 max x 4.89 max)

Fitted kitchen comprising shaker-style wall and base units with solid granite and wooden work surfaces over, undermount stainless steel sink drainer with mixer tap, built-in double stainless steel oven with five-ring gas hob and canopy extractor over, built-in microwave, built-in dishwasher, built-in fridge freezer, spotlights, tiled effect floor, under-stairs storage cupboard, floor-to-ceiling storage cupboard, radiator and two upvc double glazed windows to rear aspect, Open to:

Family Room 12'5" x 17'7" (3.80 x 5.38)

Upvc double glazed French doors opening out to the garden, spotlights and wood-effect floor. Door to:

Utility Room 5'8" x 13'11" (1.74 x 4.26)

Fitted wall and base shaker-style units with work surface over, stainless steel sink drainer with mixer tap, built-in washing machine and dryer, spotlights, extractor fan, tiled floor, personal door to garage, and two double glazed doors leading outside.

Second Floor Landing

Velux window.

Bedroom 12'2" x 16'2" max (3.72 x 4.94 max)

Upvc double glazed window to front aspect, Velux window rear aspect and radiator.

Bedroom 11'9" max x 16'2" max (3.60 max x 4.94 max)

Upvc double glazed window to front aspect, Velux window to rear aspect, built-in wardrobes, loft access and radiator.

Bathroom 6'11" x 6'5" (2.13 x 1.98)

Three-piece suite comprising panel bath with mixer tap and shower attachment, low-level WC, wash hand basin set in vanity unit with mixer tap, part-tiled walls, wood effect floor, spotlights, extractor fan, shaver point, chrome towel rail radiator and Velux window to rear aspect.

First Floor Landing

Stairs to second floor, double airing cupboard housing the water cylinder, and radiator.

Master Bedroom 12'0" max x 9'8" (3.66 max x 2.97)

Upvc double glazed window to rear aspect, two double built-in wardrobes, and radiator. Door to:

En Suite Bathroom 9'6" x 6'5" max (2.91 x 1.96 max)

Suite comprising panel bath with mixer shower

and shower screen, low level WC, wash hand basin set in vanity unit with mixer tap, part tiled walls, wood effect floor, spotlights, shaver point, extractor fan and chrome towel rail radiator.

Bedroom 12'11" max x 17'8" max (3.96 max x 5.41 max)

Two upvc double glazed windows to front aspect, two double built-in wardrobes, coving, picture rail and radiator. Door to:

En Suite Shower Room 3'11" max x 12'3" max (1.21 max x 3.74 max)

Suite comprising double inset shower cubicle with mixer shower, wash hand basin set in vanity unit with mixer tap, low-level WC, part-tiled walls, wood-effect floor, extractor fan, spotlights, chrome towel rail radiator and two upvc double glazed windows to rear aspect.

Bedroom 11'11" x 8'5" (3.64 x 2.58)

Two upvc double glazed windows to front aspect, picture rail and radiator.

Front Garden

Shingled garden enclosed by railings with pathway leading to the entrance door. Adjacent to the garden is driveway parking for two cars, which leads to the garage.

Double Garage 19'2" x 18'6" (5.86 x 5.65)

Two up and over doors, eaves storage, power and light.

Rear Garden

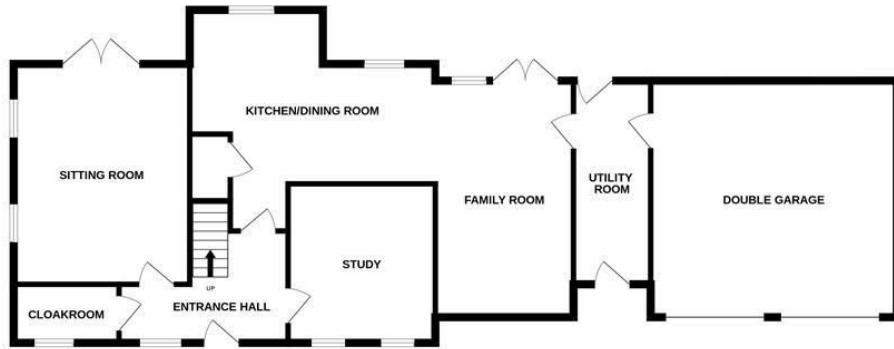
South-West facing enclosed rear garden laid predominantly to lawn with a large patio seating area, shrub borders, outside tap, outside light, and timber shed.

Agents Note

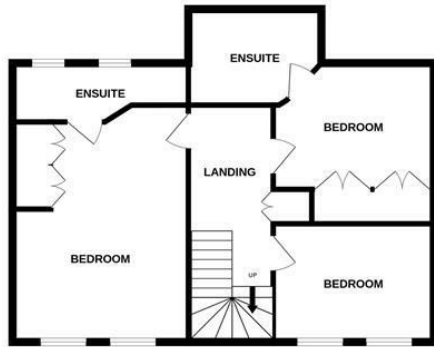
Council Tax Band F



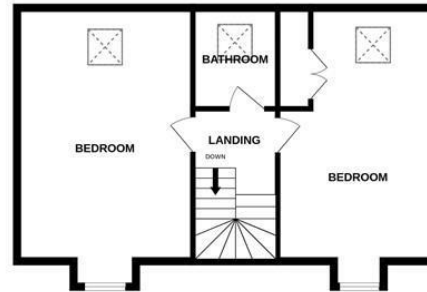
GROUND FLOOR



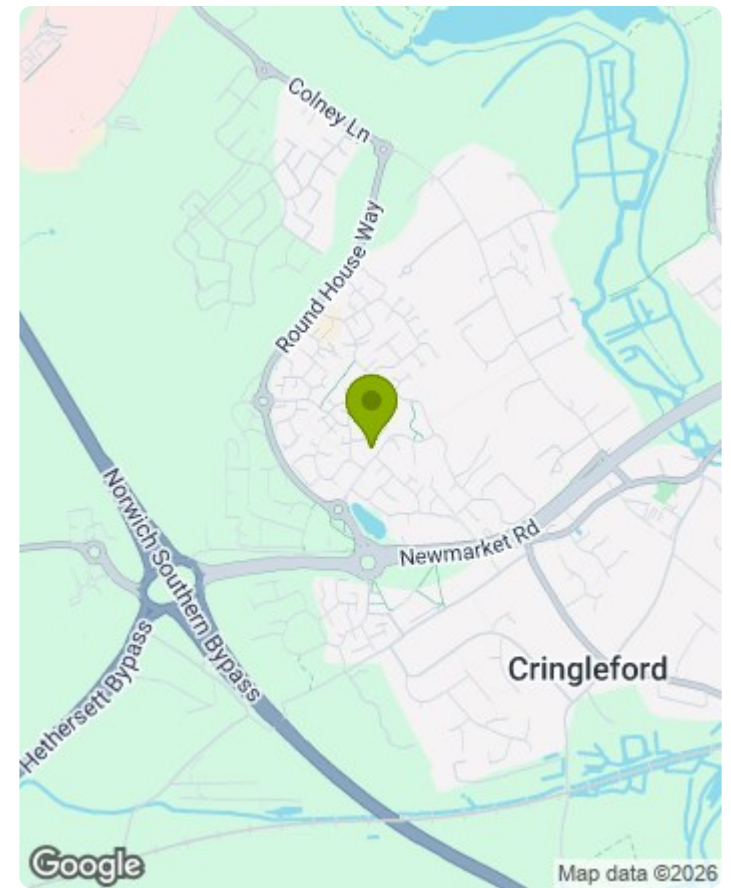
1ST FLOOR



2ND FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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