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& HURRELL**

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14 Tulip Gardens, Cringleford, Norfolk, NR4 7JY

This modern three-bedroom, three-storey townhouse offers spacious and versatile living, perfectly suited to the needs of contemporary family life. Nestled in the highly sought-after suburb of Cringleford—just two miles southwest of Norwich city centre—the property enjoys a prime location known for its mix of historic charm and modern convenience. The village boasts a well-regarded primary school, local shops, green open spaces, and excellent transport links. The nearby area of Eaton further enhances the lifestyle on offer with additional amenities, including cafés, restaurants, and access to the University of East Anglia.

Set back from the road, the property is approached via a low maintenance gravelled frontage, providing off-road parking for one vehicle. Additional designated parking and access to a garage are conveniently located directly opposite. To the rear, a timber decked terrace opens out to a fully enclosed garden—offering a private and tranquil outdoor retreat. To the side of the property a stylish modern studio provides versatile space, ideal for a home office, creative workshop, or dedicated area for entertaining.

Inside, the home is well-presented and thoughtfully arranged over three floors. The ground floor features an entrance hallway with a cloakroom and a stylish open-plan kitchen and dining room, complete with double doors opening out to the rear garden. On the first floor, you'll find a bright and comfortable family lounge, along with a generously sized bedroom that includes built-in storage. The top floor hosts a family bathroom and two further bedrooms, both with fitted storage, including a principal bedroom with its own en-suite.

Cringleford's location is particularly convenient for medical professionals and hospital visitors, with the Norfolk and Norwich University Hospital situated nearby. The property also offers easy access to the A11, making it an ideal base for commuters travelling to Cambridge, London, or across East Anglia.



Semi-Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

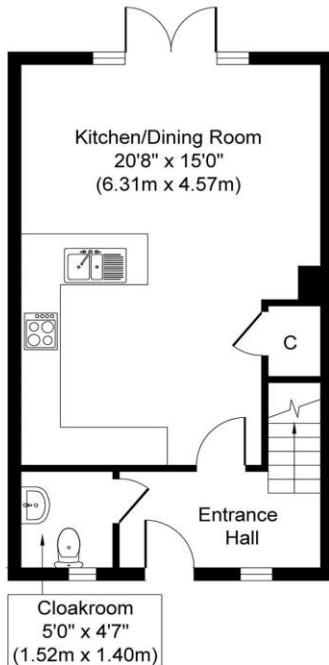


Off-Road
Parking

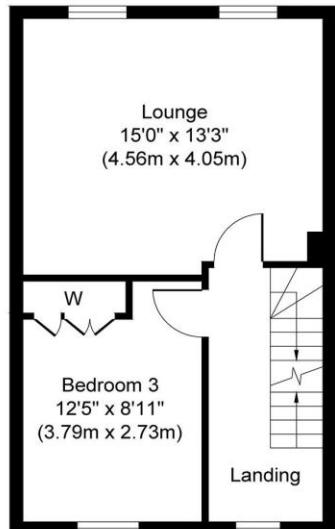


Garage

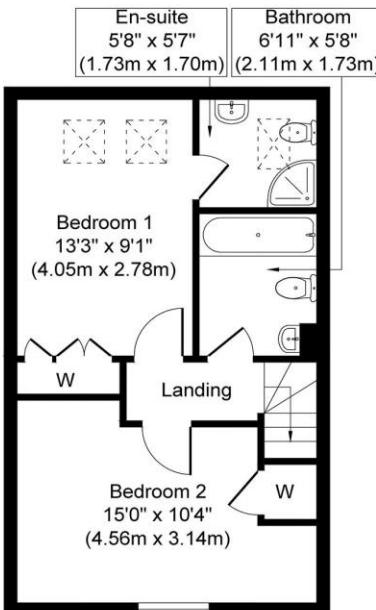




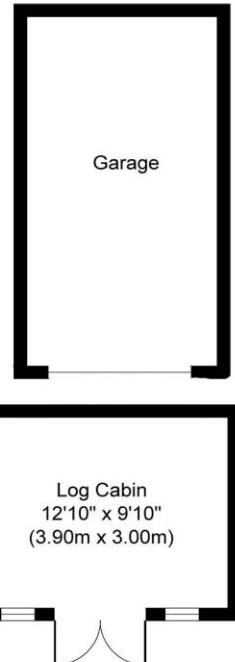
Ground Floor
Approximate Floor Area
390 sq. ft
(36.24 sq. m)



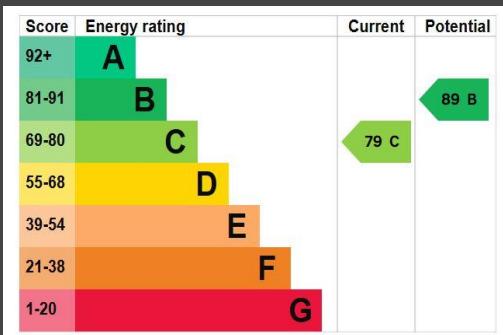
First Floor
Approximate Floor Area
390 sq. ft
(36.24 sq. m)



Second Floor
Approximate Floor Area
390 sq. ft
(36.24 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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