



4 JUNIPER CLOSE

Cringleford, Norwich, Norfolk, NR4 7SG

HAMMOND  
STRATFORD

# FOR SALE

£550,000



**“Offered with No Onward Chain, this substantial family home boasts planning permission to extend, generous parking and a tucked-away cul-de-sac position.”**

## THE FEATURES

- ✓ Modern detached residence, enjoying an enviable position within the popular Round House Park
- ✓ Offered with No Onward Chain - ready to move into while still offering excellent scope to personalise
- ✓ Planning permission granted to extend and reconfigure, creating a fantastic opportunity to grow into a long-term family home
- ✓ 4 first floor bedrooms including a main bedroom with an en-suite shower room and integrated storage
- ✓ Modern fitted kitchen with integrated eye-level oven and hob, plus adjoining utility room
- ✓ Bay-fronted dual aspect lounge enjoying garden access, plus a separate formal dining room, ideal for family meals
- ✓ Versatile ground floor study, plus WC and first floor family bathroom with a 3-piece suite
- ✓ Gas central heating and double glazing
- ✓ Off-road parking for multiple vehicles and a double garage with light, power and pitched roof storage
- ✓ Approx. 30' max. rear garden featuring a lawn, patio, raised decking area and planted borders





## THE PROPERTY

Entering the property, a welcoming hallway provides access to the main ground floor rooms. To the left, the spacious dual aspect lounge is filled with natural light, featuring a bay window to the front and doors opening out to the rear garden. From here, the separate dining room offers an ideal setting for family meals and entertaining, with potential to open up and create a larger kitchen/dining space if desired. The kitchen sits to the rear, fitted with modern units and integrated appliances, complemented by a separate utility room for added practicality. A versatile study and ground floor WC complete the downstairs accommodation.

Upstairs, the landing leads to 4 bedrooms, including a generous main bedroom with built-in wardrobes and an en-suite shower room. 3 further bedrooms provide flexible space for family living or guests, all served by a family bathroom.

Offered with no onward chain and ready to move into, this is a fantastic opportunity to secure a well-proportioned family home with approved planning in place, allowing it to evolve and grow alongside your needs.

## THE OUTSIDE

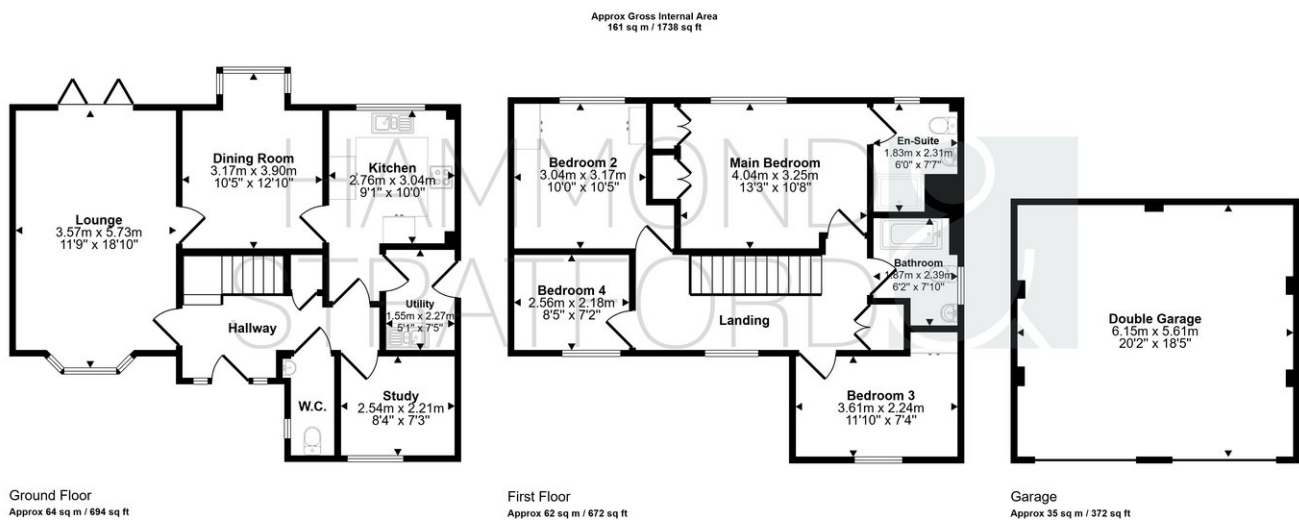
Positioned at the end of a cul-de-sac and adjacent to a public passageway, the property enjoys a tucked-away setting. A generous driveway runs along the side of the property, providing ample off-road parking for multiple vehicles and leading to the detached double garage with twin up-and-over doors, light, power and useful roof storage.

The rear garden is fully enclosed and measures approx. 30' max, offering a low-maintenance yet inviting outdoor space. It is predominantly laid to lawn, complemented by a patio seating area and a decking space making it ideal for family use and entertaining.

## THE AREA

Located within the popular suburb of Cringleford, Round House Park is a contemporary residential community known for its excellent amenities, connectivity, and family-friendly appeal. Just 3 miles from Norwich city centre, the area benefits from outstanding local facilities including Cringleford Primary School—rated 'Good' by Ofsted—and easy access to the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital (NNUH). The nearby Cringleford Interchange bus stop offers regular services into the city, making commuting a breeze, while swift road links via the A11 and A47 connect you effortlessly with the wider Norfolk region and beyond. The local area offers green open spaces, cycle routes, and a growing selection of shops, making Round House Park ideal for modern family life with everything you need within easy reach.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 88        |
| (69-80) <b>C</b>                            | 79      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

## DIRECTIONS

Enter the development via Round House Way from the roundabout on Newmarket Road A11. Turn right at the roundabout onto Dragonfly Lane and follow the road round passing Cringleford Primary School. Turn right into Juniper Close where the property can be found ahead of you at the end of the cul-de-sac.

## AGENTS NOTE

We have been advised by the Seller that Planning Permission has been granted for a single storey side extension. For more information see the South Norfolk planning reference, 2025/0536.

## TENURE

Freehold

## LOCAL AUTHORITY

South Norfolk Council

## COUNCIL TAX BAND

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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.



01603 503500

eaton@hammondstratford.co.uk

20 Eaton Street, Eaton, Norwich, Norfolk, NR4 7LD

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