



36 | Haldane Drive | Cringleford | NR4 7FZ

Guide Price £475,000

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

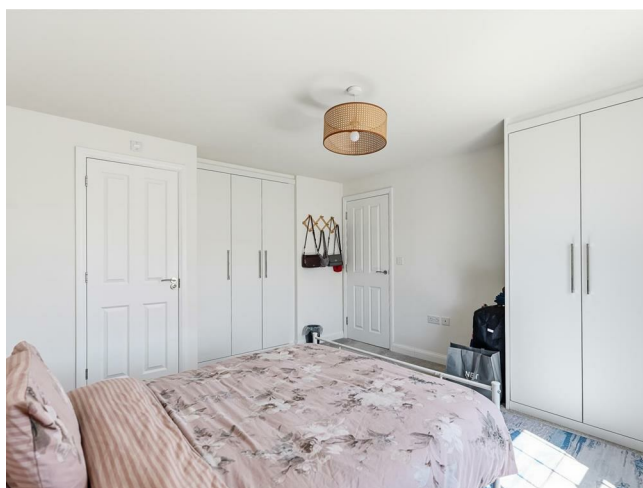
- Guide Price £475,000 - £500,000
- Spacious four bedroom detached family home, offered chain free
- Constructed by David Wilson Homes to the sought after Holden design
- 20'2 kitchen/dining room with bay dining area and patio doors to the garden
- Impressive 17'8 bay fronted lounge with a separate study/snug
- Main bedroom with built in wardrobes and contemporary en-suite shower room
- Three further well proportioned double bedrooms
- Modern family bathroom with both bath and separate shower
- Tandem driveway providing off-road parking, leading to a single garage
- Enclosed rear garden with decking area, ideal for outdoor dining and entertaining

## About the Property

Offered chain free, this spacious four bedroom detached family home is set within the highly sought-after Cringleford Heights development, built by David Wilson Homes to the Holden design. Positioned on a good size plot, the property offers thoughtfully arranged accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall leading to a cloakroom, a 17'8 bay fronted lounge, and a second reception room offering flexible space for a snug, home office, or playroom. To the rear, the 20'2 kitchen/dining room is well designed for family living, featuring a bay fronted dining area and patio doors opening onto the garden. The kitchen is fitted with integrated appliances including a fridge/freezer, dishwasher, hob, and oven. A separate utility room provides additional practicality with space for further appliances.

Upstairs, the dual aspect main bedroom benefits from built in wardrobes and a contemporary en-suite shower room. There are three further well proportioned double bedrooms, along with a family bathroom featuring both a bath and a separate shower.





## The Outside

To the front of the property, a well established flower bed with mature shrubs creates an attractive first impression. The driveway is positioned to the side, leading to a single garage and offering tandem off-road parking for two vehicles. A side gate provides access to the rear garden, which is fully enclosed by fencing.

The rear garden is of a generous size, featuring a decking area directly off the kitchen, ideal for outdoor dining and entertaining. The space is complemented by established trees, adding both character and an element of privacy.

## Location Overview

Haldane Drive is located within the popular Cringleford Heights development, just a short distance from the Norfolk and Norwich University Hospital, the Norwich Research Park, and the University of East Anglia. The property also offers convenient access to Norwich city centre, as well as the A47 and A11.

Cringleford is a highly regarded suburb approximately two miles southwest of Norwich, combining historic character with modern development. The area offers a range of local amenities, including a well-rated primary school, local shops, and green spaces. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus. Its proximity to the A11 also makes Cringleford well suited for those commuting to Cambridge, London, or elsewhere in the region.

## Estate Charges & Additional Information

Please note there is an annual estate management charge, estimated to be in the region of £205.38 per annum, payable for the upkeep of communal areas.

INTERNET & TV: Please be advised that Fibre Networks Limited (OFNL) operates the fibre infrastructure at this property. This networks controls both the internet connection and the television services.

## 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.

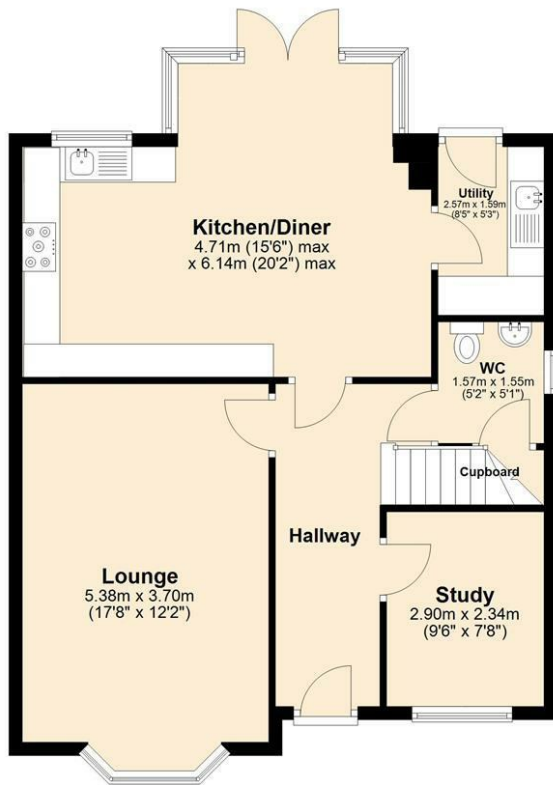
### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to



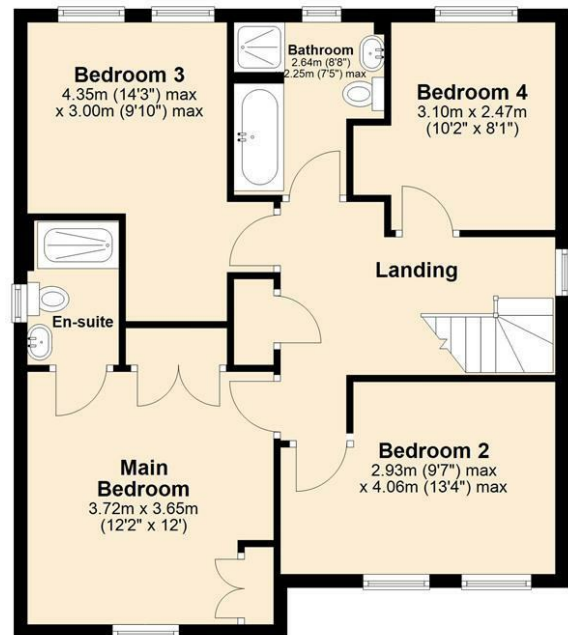
### Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



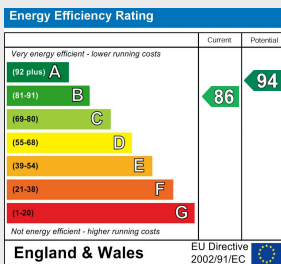
### First Floor

Approx. 65.7 sq. metres (707.5 sq. feet)



Total area: approx. 137.8 sq. metres (1483.0 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: E  
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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