

8 | Softley Drive | Cringleford | NR4 7SE

£750,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Detached bungalow in a sought after location
- Set within an impressive 0.35-acre plot backing onto beautiful woodland
- Four double bedrooms, bedroom two with en-suite & garden access
- Master Bedroom with dressing room, garden access and en-suite bathroom
- 23'4" kitchen/diner with island, integrated appliances, rooflight and bi-fold doors
- 23'4" dual-aspect lounge with sliding doors framing stunning views
- Driveway and attached garage with light and power
- Wraparound gardens with raised patio, perfect for relaxing or entertaining
- Gas underfloor heating via combi boiler and double glazing throughout
- Offered with no onward chain

About the Property

This detached bungalow is situated in a cul-de-sac position, backing onto woodland and water meadows. Set within a plot of approximately 0.35 acres, the property has a driveway, attached garage and established gardens, including a raised patio area to the rear.

The accommodation includes four double bedrooms, two with en-suite facilities and doors opening onto the garden. The main bedroom also has a dressing room with fitted storage and an en-suite bathroom, while there is a further family bathroom with a four-piece suite.

The 23’4” kitchen/diner features an island, integrated appliances, rooflight and bi-fold doors opening onto the garden. There is also a 23’4” dual-aspect lounge with large sliding doors overlooking the rear. Further benefits include gas underfloor heating via a combi boiler and double glazing throughout.



















The Outside

Set within a 0.35-acre plot at the end of a cul-de-sac, the property is approached via a stone-chip driveway leading to an attached garage with an up-and-over door, light and power.

The gardens extend around three sides of the bungalow, with a raised patio to the left-hand side overlooking the garden towards the woodland beyond. Full-height sliding doors provide direct access from the lounge onto the patio, which continues around to the rear of the property, providing further outdoor seating space and access to the gardens.

Location Overview

Softley Drive is located in the ever-popular village and suburb of Cringleford, south of Norwich. The area offers a peaceful residential setting with lovely walks along the River Yare, leading towards the UEA Broad. A wide range of amenities can be found nearby in Eaton, including a Waitrose supermarket, pharmacy, public houses, hairdressers, and opticians. The property also enjoys convenient access to the A11, Norwich Research Park, the Norfolk and Norwich University Hospital, and the University of East Anglia, making it ideal for professionals and families alike.

The thriving city centre of Norwich provides outstanding retail, dining, and cultural opportunities, with its award-winning market, an array of cafés and restaurants, theatres, galleries, and a vibrant arts scene. The city's rich history and diverse architecture offer a perfect balance between modern living and historic charm. Norwich also boasts highly regarded schooling in both the private and public sectors, alongside the University of East Anglia.

Norwich benefits from excellent transport connections, including a mainline rail service to London Liverpool Street (with journey times from around 90 minutes) and an international airport to the north of the city, ensuring convenient links for both commuting and travel.

Agents Note

We have been informed that the property has previously experienced a drainage-related issue which resulted in some flooding. We do not hold any further information in relation to this.
The property is being sold as seen and buyers are advised to make their own enquiries.

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

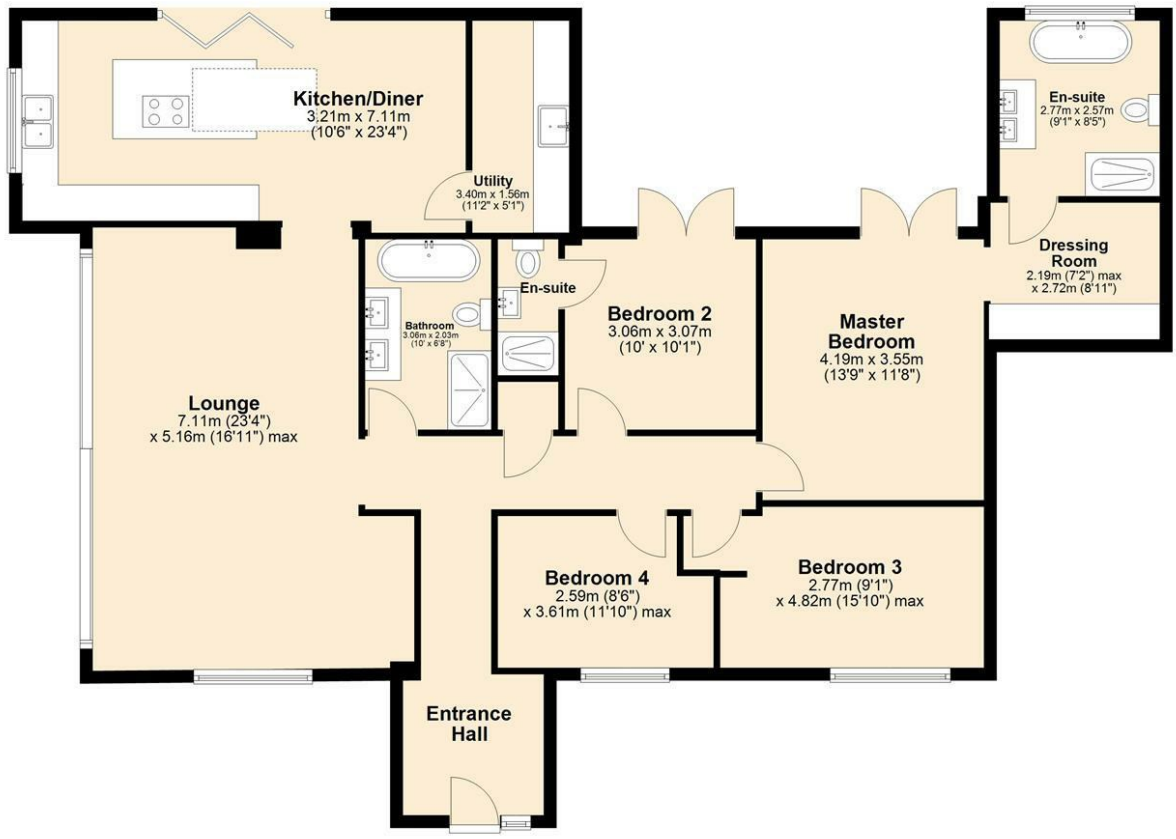
GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
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 -



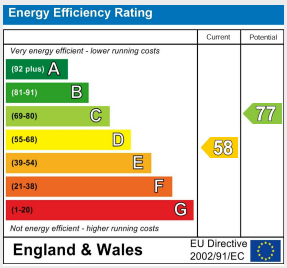
Ground Floor

Approx. 148.1 sq. metres (1593.7 sq. feet)



Total area: approx. 148.1 sq. metres (1593.7 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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