



11 SIDELL CLOSE

Cringleford, Norwich, Norfolk, NR4 6XP

HAMMOND  
STRATFORD 



# FOR SALE

Guide £400,000 - £425,000



**“3 bedroom detached bungalow |  
Offered with No Onward Chain  
Popular location | Off-road  
parking and garage | Landscaped  
rear garden”**

## THE FEATURES

- ✓ Guide Price £400,000 - £425,000
- ✓ Well-presented detached bungalow enjoying an end of cul-de-sac location
- ✓ Offered with No Onward Chain!
- ✓ Spacious kitchen/breakfast room, dual aspect lounge/diner and a separate conservatory
- ✓ 3 good-sized bedrooms including a main bedroom with en-suite shower room
- ✓ Family bathroom with 3-piece suite off the hallway
- ✓ Gas central heating and double glazing
- ✓ Garage and tandem driveway parking to the front of the property
- ✓ Approx. 40' max. beautifully landscaped over multiple levels
- ✓ Popular residential area within easy reach of Waitrose, doctors surgery, NNUH, A47 and A11







## THE PROPERTY

Sold with No Onward Chain, this detached bungalow sits in a desirable cul-de-sac in Cringleford and provides a fantastic opportunity for personalisation. The property boasts a spacious lounge/diner, conservatory, kitchen/breakfast room and beautiful split-level garden, making it ideal for buyers looking to add their own touch – call now to view!

## THE OUTSIDE

The front of the property is attractively landscaped with low-maintenance shingle beds and mature shrubbery. A brick weave driveway runs alongside the home, providing tandem off-road parking, leading to a detached single garage, which includes a pitched roof for storage, power and lighting and a personal access door into the rear garden. The approx. 40' max. rear garden is fully enclosed and split over 2 levels, offering a blend of well-kept lawn, patio and mature planting. With pathways winding through neatly maintained beds and borders, it's an ideal spot for relaxing or entertaining outdoors. Positioned in the highly regarded village of Cringleford, the property enjoys a residential setting with convenient access to local Waitrose, doctors surgery, NNUH, schools and transport links-making it an excellent choice for those seeking both tranquillity and practicality.

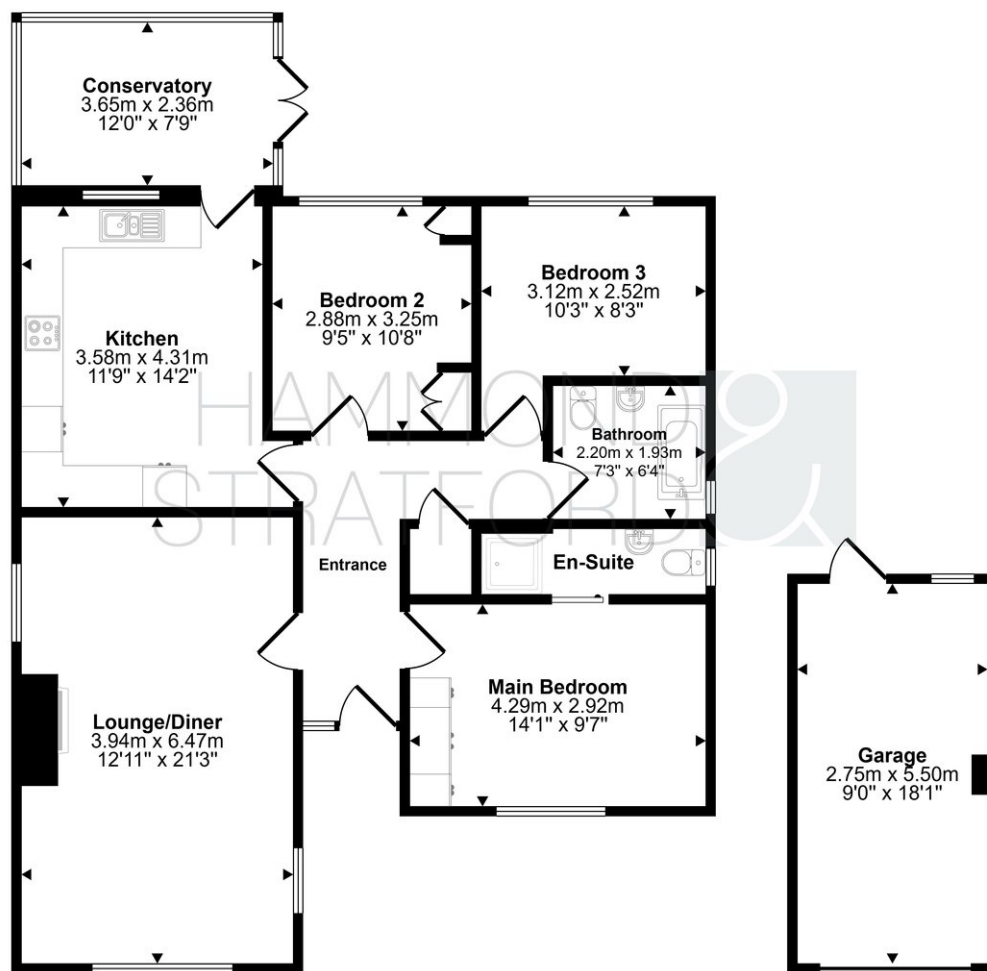
## THE AREA

Cringleford is a highly desirable suburb located approximately 2 miles southwest of Norwich city centre. Known for its blend of historic charm and modern developments, the village offers excellent amenities, including a well-regarded primary school, local shops, and green spaces. Its close proximity to Eaton—just a short drive or bus ride away—provides residents with additional shopping options, eateries, and access to the University of East Anglia. Cringleford's location near the A11 also makes it ideal for commuters heading towards Cambridge and London.





Approx Gross Internal Area  
117 sq m / 1261 sq ft



**Floorplan**  
Approx 102 sq m / 1098 sq ft

**Garage**  
Approx 15 sq m / 163 sq ft

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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## DIRECTIONS

Turn into Canley Lane from Keswick Road in Cringleford. Follow the road and turn left into Brettingham Avenue, then right into Taylor Avenue. Turn right into Armitage Close and right once again into Sidell Close. Branch left onto a continuation of Sidell Close where the property can be found on the left-hand side towards the end.

## TENURE

Freehold

## LOCAL AUTHORITY

South Norfolk Council

## COUNCIL TAX BAND

E

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.



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