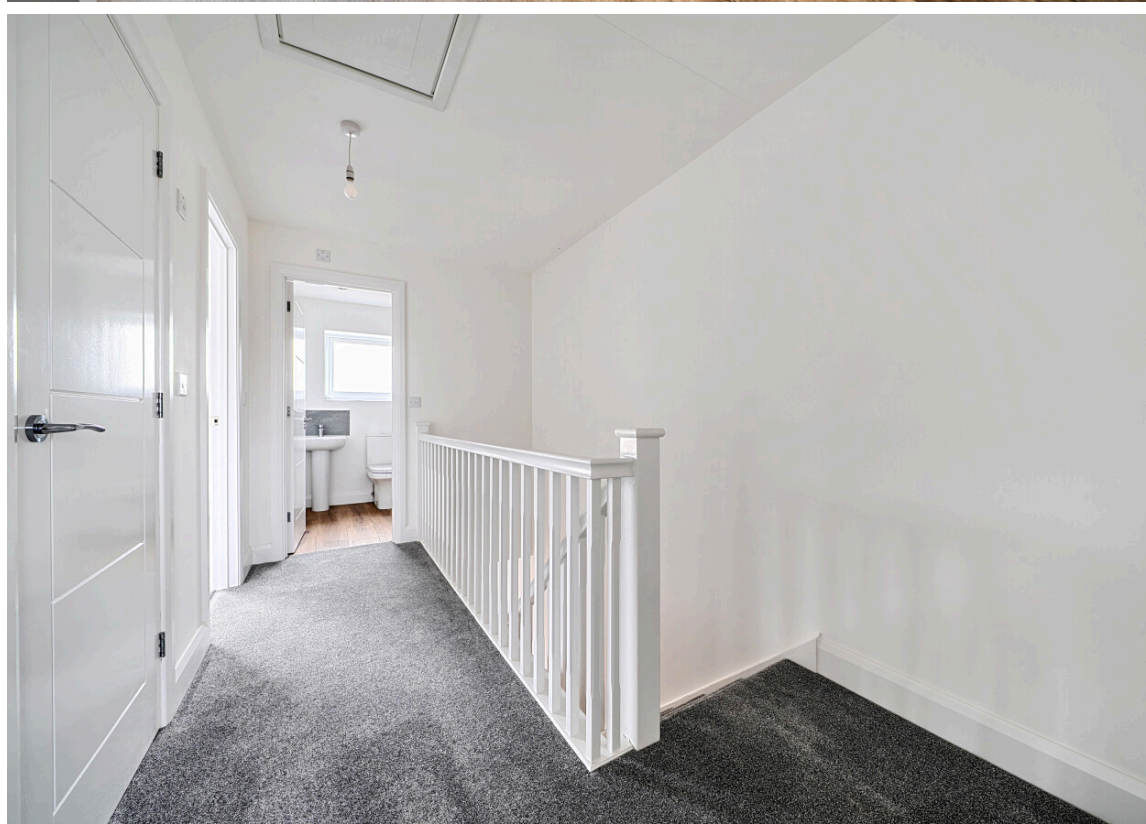




Walpole Crescent

Cringleford, Norwich, NR4 6TU

BROWN & CO



Walpole Crescent, Cringleford, Norwich, NR4 6TU

A newly built three bedroom semi-detached home, finished to a high standard throughout, with a kitchen/dining room, sitting room opening onto the garden, principal bedroom with en-suite, enclosed rear garden, driveway parking and a detached garage, in the highly regarded village of Cringleford.

RENT - £1,600 pcm | AVAILABLE NOW



DESCRIPTION

Walpole Crescent forms part of a new development within the popular village of Cringleford, on the south-western edge of Norwich. Built in buff brick with contrasting grey framed windows and a canopy porch to the front, the house offers well-balanced accommodation of approximately 1,092 sq ft, together with a detached garage, and is heated by an energy-efficient air source heat pump.

The entrance hall has stairs rising to the first floor with a storage cupboard beneath, and a cloakroom WC. To the front, the

kitchen/dining room is fitted with a range of pale grey units, wood-effect work surfaces and blue metro-tiled splashbacks, with a built-in electric oven, induction hob, stainless steel extractor and integrated fridge freezer. A window above the sink draws in natural light, and there is room for a dining table.

The sitting room spans the full width of the rear of the house at over 20ft, enjoying excellent natural light from a large window and French doors opening directly onto the garden. Wood-effect flooring runs throughout the ground floor.

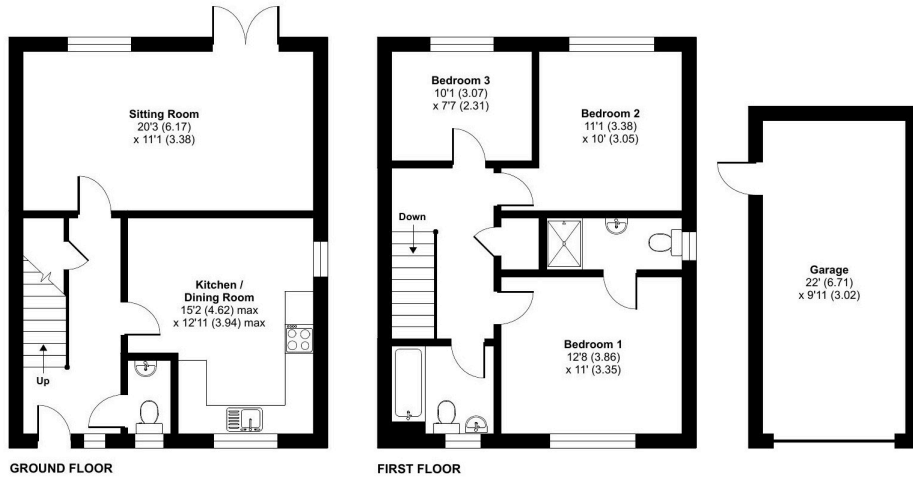
To the first floor, the landing gives access to three bedrooms, the family bathroom and a storage cupboard. The principal bedroom is a generous double with its own en-suite shower room. The family bathroom comprises a panelled bath with shower over and glass screen, pedestal wash basin and WC, with contemporary slate-grey tiling.

Outside, a block-paved driveway provides off-road parking and leads to the detached garage, which has an up and over door and a personal door to the garden. The rear garden is fully enclosed, laid to lawn with a paved patio and gated side access.

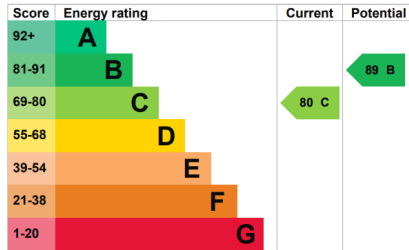


Walpole Crescent, Cringleford, Norwich, NR4

Approximate Area = 1092 sq ft / 101.5 sq m
Garage = 220 sq ft / 20.4 sq m
Total = 1312 sq ft 121.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richvecom 2026. Produced for Brown & Co. REF: 1539165



Rent – £1,600 per calendar month

Deposit – £1,846

Available – Now

Furnishing – Unfurnished

Council Tax – Band D, South Norfolk Council

Services – Mains water, drainage and electricity. Air source heat pump heating. No gas.

EPC – C (80)

LOCATION

Cringleford is a popular and well-established village approximately 3 miles south-west of Norwich city centre, with a primary school, village hall, playing fields and local shops, and a Waitrose supermarket close by. It is particularly well placed for the University of East Anglia, the Norfolk and Norwich University Hospital and Norwich Research Park, with regular bus services into the city. The A11 and A47 are easily reached via the nearby Thickthorn interchange, and Norwich railway station offers direct services to London Liverpool Street.

DEPOSIT

A deposit equivalent to 5 weeks' rent is payable at the commencement of the tenancy and is returnable subject to there being no breaches of the tenancy terms. Deposits are registered with The Deposit Protection Service in compliance with current legislation.

REFERENCES

References are undertaken by an external referencing agency and are subject to a minimum 5-day waiting period. The tenancy will not commence until satisfactory references have been received for all occupants over the age of 18 years.

PAYMENT

The first payment of rent and deposit must be made by bank transfer or banker's draft. Cash payments cannot be accepted. If payment is made by cheque, please allow 6 working days for clearance. Thereafter, rent is to be paid monthly by standing order.

TENANCY TERMS

The property is offered to let on the terms of an Assured Periodic Tenancy in accordance with the Renters' Rights Act 2025. Rent is payable monthly by standing order. The tenant will be responsible for the payment of Council Tax, TV Licence, and charges for water, electricity, fuel, and telephone/broadband as applicable.

VIEWING

Strictly by appointment with the letting agent, Brown & Co, The Atrium, St George's Street, Norwich NR3 1AB.
Telephone 01603 629871.

AGENTS' NOTE

Holding Deposit (if required): One week's rent
Deposit: 5 weeks' rent (6 weeks if annual rent exceeds £50,000)
During the tenancy, the following charges may be payable to Brown & Co:

Variation of Contract (at tenant's request): £50 (inc. VAT) per agreed variation

Change of Sharer (at tenant's request): £50 (inc. VAT) per replacement tenant, or any reasonable costs incurred if higher

Early Termination (at tenant's request): The tenant may be liable for the landlord's re-letting costs and all rent due until the replacement tenancy commences.

The following permitted payments may also be required (payable to the landlord where applicable): utilities (gas, electricity, water); telephone and broadband; installation of cable/satellite; cable/satellite subscription; TV Licence; Council Tax.

Brown & Co LLP is a member of the RICS Client Money Protection Scheme (RICS Firm Reference: 016189) and a member of The Property Redress Scheme (Membership Number: PRS012758). Further details are available on the agent's website or by contacting the agent directly.

The photographs in this brochure have been taken with a wide-angle lens; interested parties are advised to check the room measurements prior to arranging a viewing.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated October 2026. Ref. 071294

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants