



**Kingfisher Close, Cringleford Norwich NR4 7LL**

**welcome to**

## **Kingfisher Close, Cringleford Norwich**

Offered to the market with no onward chain this sizeable detached home is arranged over three storeys with four bedrooms, bathroom, wc and en suite to the principal bedroom. Benefiting from garage, driveway and enclosed gardens viewing is recommended!



## Entrance Hall

Composite door to front aspect, double glazed window to front aspect, radiator, doors to wc and sitting room, stairs to first floor landing.

## Wc

Double glazed window to front aspect, suite comprising low level wc, pedestal sink, tiled splash back, radiator.

## Lounge

Double glazed window to rear aspect, under stairs storage cupboard, radiator, door to kitchen / dining room;

## Kitchen / Dining Room

Double glazed window to front aspect, fitted kitchen comprising a range of wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash back, electric oven, gas hob, stainless steel chimney style cooker hood over, integrated dishwasher, plumbing and space for washing machine, space for fridge freezer, gas fired central heating boiler;

Dining space offers radiator and double glazed french doors to rear aspect leading to rear garden.

## First Floor Landing

Stairs leading from entrance hall to first floor landing, airing cupboard, doors to principal bedroom, bedroom two and family bathroom, stairs to second floor landing;

## Principal Bedroom

Double glazed window to rear aspect, built in wardrobes, radiator, door to en suite shower room;

## En Suite

Double glazed window to front aspect, suite comprising shower cubicle, low level wc, pedestal sink, part tiled walls, extractor fan, radiator.

## Bedroom Two

Double glazed window to front aspect, radiator.

## Family Bathroom

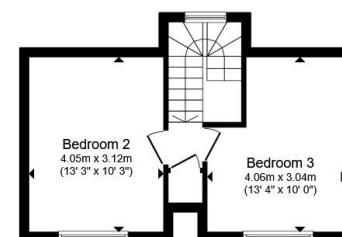
Double glazed window to rear aspect, suite comprising bath with mixer tap and shower attachment over, low level wc, pedestal sink, part tiled walls, extractor fan, shaver point, radiator.

## Second Floor Landing

Stairs leading from first floor landing leading to second floor landing, doors to bedrooms three and four.



**Ground Floor**



**Second Floor**

## Bedroom Three

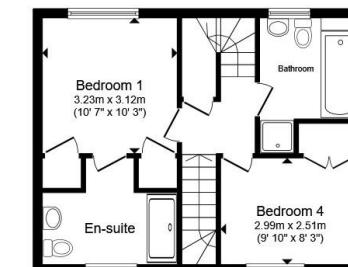
Double glazed window to front aspect built in wardrobe, radiator.

## Bedroom Four

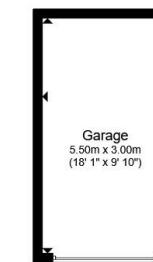
Double glazed window to front aspect, radiator.

## External

The property is approached via an open plan garden to the front with pathway leading to the front door. To the rear there is an enclosed garden laid to lawn and decking whilst there is a side access gate leading to the parking area and in turn single garage.



**First Floor**



**Garage**

Total floor area 132.0 m<sup>2</sup> (1,421 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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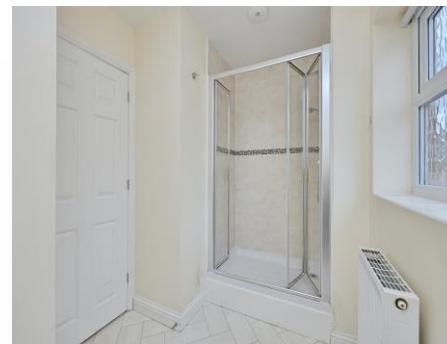
## Kingfisher Close, Cringleford Norwich

- THREE STOREY DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINING ROOM
- FOUR BEDROOMS
- WC, FAMILY BATHROOM AND EN SUITE SHOWER
- ROOM TO PRINCIPAL BEDROOM
- WELL PRESENTED ACCOMMODATION THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: D

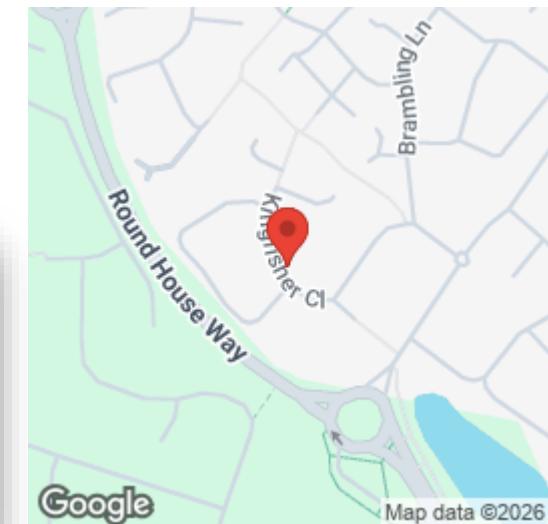
**£390,000**



view this property online [williamhbrown.co.uk/Property/UNR104647](http://williamhbrown.co.uk/Property/UNR104647)

### directions to this property:

Proceed out of Norwich via the Newmarket Road and follow the road along to the dual carriageway taking a right hand turning at the roundabout onto Round House Way. Take your second exit onto Dragonfly lane, bearing left at the mini roundabout onto Brambling Lane and then left into Kingfisher Close where the property will be located on your left side.



Please note the marker reflects the postcode not the actual property



Property Ref:  
UNR104647 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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