



THE STORY OF

Catherington Cottage

Cringleford, Norfolk

SOWERBYS



THE STORY OF

Catherington Cottage

9 Intwood Road, Cringleford, Norfolk
NR4 6XD

Charming Period Cottage

Established South East Facing Garden

Sitting Room with Wood Burner

Dining Room

Kitchen Breakfast Room and
Separate Utility Area

Pantry and Cloakroom

Two First Floor Bedrooms and Attic Bedroom

Family Bathroom

Parking to the Front

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





This charming, sympathetically extended period cottage offers an abundance of character throughout. From restored sash windows and period fireplaces to striped wooden flooring in some rooms, the property retains plenty of its original charm.

The entrance porch leads into the fine sitting room through a part-stained-glass door. A central fireplace with an ornate wooden surround and wood-burning stove creates a wonderfully cosy space during the cooler months. Beyond, a sociable dining room opens into the kitchen/breakfast room, making it an ideal space for cooking and entertaining friends and family. Flooded with natural light, the kitchen also benefits from a lovely circular window overlooking the garden. To the rear, there is a pantry, cloakroom and utility space, with access to the garden.



“When you walk through the door, the house gives you a warm and cosy hug.”

The first floor is home to a principal bedroom to the front and a further bedroom to the rear, complete with an en-suite bathroom. A spiral staircase within this bedroom leads up to the attic bedroom.

Outside, a brick-weave driveway provides parking to the front, while side access leads to a useful storage shed. The established rear garden enjoys a south to south-easterly aspect, with a brick-weave terrace and separate raised deck, both ideal for relaxing and enjoying the garden views. There is also a lawn, established planting, a productive apple tree and a well-positioned summer house tucked into the corner.





Set within a beautiful conservation area, Old Cringleford has remained wonderfully unchanged.





Moving here gave me
a sense of peace and
sanctuary.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

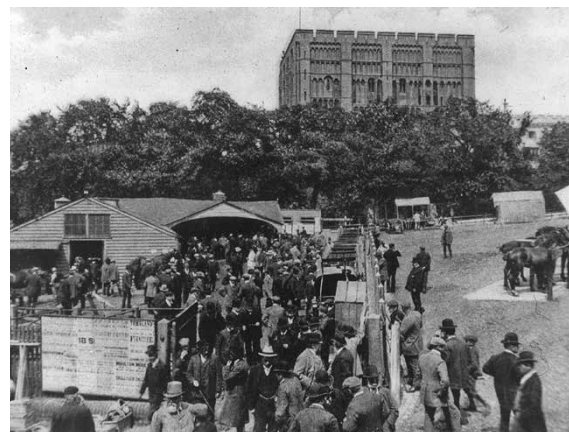
Cringleford

CRINGLEFORD CHARM ON
NORWICH'S EDGE

Cringleford is a highly popular village on the edge of Norwich, prized for its blend of community spirit, excellent amenities and convenient connections. Just a few miles from the historic city centre, Cringleford offers a semi-rural feel while remaining exceptionally well placed for both local services and wider travel. The village itself provides everyday essentials, with a supermarket, medical centre, primary school rated 'Outstanding' by Ofsted, and a choice of pubs and eateries, while nearby Eaton and Norwich extend the selection of shops, cafés and leisure facilities.

For commuters, the location is hard to beat: easy access to the A11 and A47 links directly to London, Cambridge and the wider road network, while Norwich Railway Station offers direct services to London Liverpool Street. Norwich Airport is also within easy reach for domestic and international travel.

Cringleford is surrounded by green spaces and riverside walks, making it popular with families and outdoor enthusiasts alike. Its mix of modern housing and characterful older properties creates a welcoming, village-like atmosphere, while the close proximity to the Norfolk Broads and coast provides endless opportunities for recreation. Combining excellent amenities, strong transport links and a relaxed lifestyle, Cringleford continues to be one of Norwich's most desirable locations.



Note from the Vendor



"My home is welcoming, cosy and charming."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///shadow.sticky.smiled

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

