



**Calthorpe Drive, Cringleford Norwich NR4 6FJ**

**welcome to**

**Calthorpe Drive, Cringleford Norwich**

**\*\*SSTC PRIOR TO MARKETING\*\***A crisp, contemporary property purchased new in January 2025, offering bright modern living, double glazing, gas-fired central heating to radiators, and the rare benefit of two allocated parking spaces — perfectly positioned in the ever-popular St Giles Park, Cringleford.



### **Communal Entrance**

The property is approached via a smart and well-maintained communal entrance hall, setting a welcoming tone from the moment you arrive. This shared space benefits from a secure video intercom entry system, providing both convenience and peace of mind for residents and visitors. Clean lines, neutral décor and good lighting create an inviting first impression, while the practical layout ensures easy movement throughout the building.

A flight of stairs leads to the first floor

### **Entrance Hall**

Stepping inside the apartment, you are greeted by a bright and neatly arranged private entrance hall, creating an immediate sense of home. This space offers a practical and well-considered layout, with room for coats, shoes and everyday essentials. The hall provides direct access to the main living areas, bedrooms and bathroom, ensuring smooth flow throughout the property. Its clean, modern finish complements the contemporary style of the apartment, while the positioning on the first floor adds an additional feeling of privacy and security.

### **Lounge / Kitchen / Dining Room**

Living Area:

A bright, modern space designed for everyday comfort and easy entertaining. Clean lines, excellent natural light, and a flexible layout make this the heart of the home. Double glazing and gas-fired central heating ensure year-round warmth and efficiency.

Kitchen:

A contemporary, well-planned kitchen offering sleek cabinetry, quality fittings, and practical workspace. Ideal for both quick weekday meals and more social cooking, with a modern finish that complements the home's overall aesthetic.

### **Bedroom One**

A generous principal bedroom with excellent natural light and space for larger furnishings. Calm, neutral décor creates a restful retreat, perfect for unwinding at the end of the day.

### **Bedroom Two**

A versatile second bedroom suited to guests, children, or a stylish home office. Its proportions offer flexibility without compromising comfort.

### **Bathroom**

A modern, well-finished bathroom with contemporary fittings and a clean, neutral palette. Designed for practicality and comfort, with quality materials that feel fresh and inviting.

### **External**

The property benefits from two allocated parking spaces, a rare advantage in this price bracket and a major convenience for modern living.



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## Calthorpe Drive, Cringleford Norwich

- Guide Price £200,000–£210,000
- Contemporary Interior Design
- Contemporary bathroom and well-proportioned bedrooms
- Two Allocated Parking Spaces
- Energy-Efficient Modern Construction

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 915.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UNR107151 - 0002

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