

FREEHOLD



House - Detached (EPC Rating:)

11 SUFFIELD CLOSE NORWICH NR4 6UB

Offers in excess of

£500,000

FEATURES

- Prominent corner plot
- Close to A11 and A47
- En-suite to master
- Conservatory
- No onward chain
- Quiet village setting
- Four bedrooms
- Double garage
- Three reception rooms
- Guide Price £500,000 - £525,000



Ben Allman
Estate & Letting Agents

4 Bedroom House - Detached located in Norwich

Occupying a generous corner position within a peaceful cul-de-sac, this impressive four-bedroom detached family home offers over 1,590 sq ft of versatile and beautifully proportioned accommodation. Thoughtfully extended and presented to a high standard, the property combines generous living spaces with a wonderful sense of privacy and practicality. Offered with No Onward Chain.

A welcoming entrance hall leads to the principal reception rooms, ground floor WC and first-floor accommodation. The elegant 15'3 lounge features a character fireplace with dual-fuel burner and flows into a bright formal dining room, enhanced by three windows. Beyond, the versatile snug/study provides an ideal space for home working or relaxation, while the impressive 13'3 conservatory creates a superb additional reception room with garden views and direct access to the patio.

The generous kitchen/breakfast room offers excellent storage, ample work surfaces, integrated appliances and space for dining, complemented by a separate utility room with further storage and side access.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, three benefiting from built-in storage. The principal bedroom enjoys an en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Outside, the property occupies a substantial corner plot with a lawned side garden and a private enclosed rear garden of approximately 52' x 32', beautifully maintained with established planting, lawn and a raised patio seating area – perfect for outdoor entertaining. Further benefits include a double garage with electric doors, power and lighting, together with generous driveway parking.

Situated in the highly sought-after area of Cringleford, the property enjoys excellent access to local amenities, reputable schools, Norwich city centre, the Norfolk & Norwich University Hospital and the A11/A47 road links.

ENTRANCE HALL

A generous and welcoming entrance hall creates an impressive first impression, with attractive proportions and a light, airy feel. The space provides access to the principal reception rooms, kitchen, ground floor cloakroom, double garage and staircase rising to the first floor.

WC

Conveniently positioned off the entrance hall, the ground floor cloakroom is ideally placed for both residents and guests.

SITTING ROOM

12'9" x 15'7"

The impressive lounge is a wonderfully comfortable principal reception room, featuring a character fireplace with dual-fuel burner that provides an attractive focal point. Generous proportions allow for a variety of furniture arrangements, while the room flows naturally through towards the dining room.

DINING ROOM

15'8" x 12'2"

A particularly bright and elegant formal dining room, enhanced by three windows which flood the space with natural light. Generously proportioned, it provides an excellent setting for both relaxed family dining and more formal entertaining, with a seamless connection to the adjoining reception spaces.

SNUG/STUDY

11'1" x 9'5"

A highly versatile additional reception room, equally suited to use as a peaceful snug, home office or study. Double doors connect the room with the conservatory, creating a flexible sequence of living spaces and allowing natural light to flow between the rooms.

CONSERVATORY

14'1" x 14'9"

A superb 13'3 conservatory offering a generous and versatile extension to the living accommodation. With extensive glazing, attractive garden outlooks and ample space for both seating and occasional furniture, the room creates a wonderful connection with the outdoors. Double doors open directly onto the garden and patio, making it particularly well suited to entertaining.

KITCHEN/BREAKFAST ROOM

11'3" x 10'7"

The generous kitchen provides an excellent combination of functionality and family living, with extensive worktop space, plentiful cabinetry and a selection of integrated appliances. There is

ample room for a breakfast or informal dining area, making this a sociable and practical heart of the home.

UTILITY ROOM

A useful separate utility room provides additional workspace, storage and room for laundry appliances. A side door gives convenient access to the garden, making this a particularly practical space for everyday family life.

FIRST FLOOR LANDING

A spacious landing providing access to all four bedrooms and the family bathroom, with useful built-in storage and a bright, welcoming feel.

PRIMARY BEDROOM

13'3" x 10'9"

A spacious and tranquil primary bedroom enjoying generous proportions, built-in storage and an outlook towards the gardens. The room provides an elegant private retreat and benefits from its own en-suite shower room.

EN-SUITE

The well-appointed en-suite features a large walk-in shower, wash basin and WC, providing a private and contemporary facility adjoining the principal bedroom.

BEDROOM TWO

14'5" x 9'8"

A generous double bedroom offering excellent proportions and flexibility. Equally suited to family members or guests, this room provides a comfortable and inviting private space.

BEDROOM THREE

11'2" x 8'9"

Another well-proportioned bedroom, benefiting from built-in storage and excellent natural light. The room offers versatility for use as a bedroom, guest accommodation or home office if required.





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BEDROOM FOUR

11'2" x 8'9"

A further generously sized bedroom with excellent flexibility, ideal for a child, guest or home-working environment. Its comfortable proportions make it a particularly versatile room within the home.

BATHROOM

The spacious family bathroom is fitted with a bath, shower over with screen, wash basin and WC. A practical yet comfortable space, it serves the three additional bedrooms with ease.

OUTSIDE

Occupying a generous corner plot, the property benefits from beautifully maintained gardens, with the private rear garden measuring approximately 52' x 32' at maximum, predominantly laid to lawn with established planting, colourful borders and a raised patio seating area, ideal for outdoor dining and entertaining. The side garden extends to approximately 49' at maximum and features a lawned area with a pathway and side access. To the front, a substantial double garage provides secure parking and storage, complete with individual electric roller doors, power and lighting, while the generous driveway offers ample off-road parking.

LOCATION

Situated in the highly sought-after area of Cringleford, this property enjoys a desirable balance of peaceful residential living and excellent connectivity. The location provides convenient access to local amenities, reputable schools, Norwich city centre, the Norfolk & Norwich University Hospital, and the A11 and A47 road links, making it ideally placed for both everyday living and commuting.



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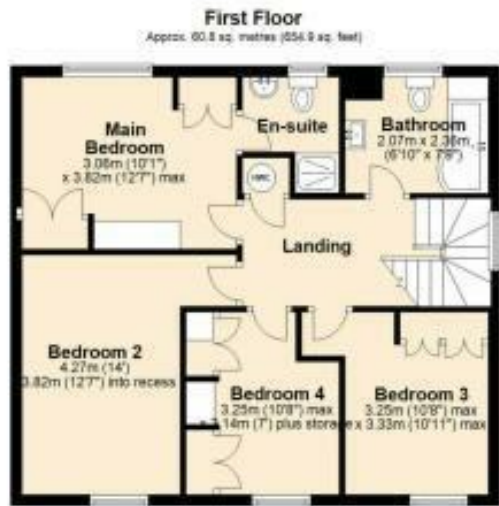
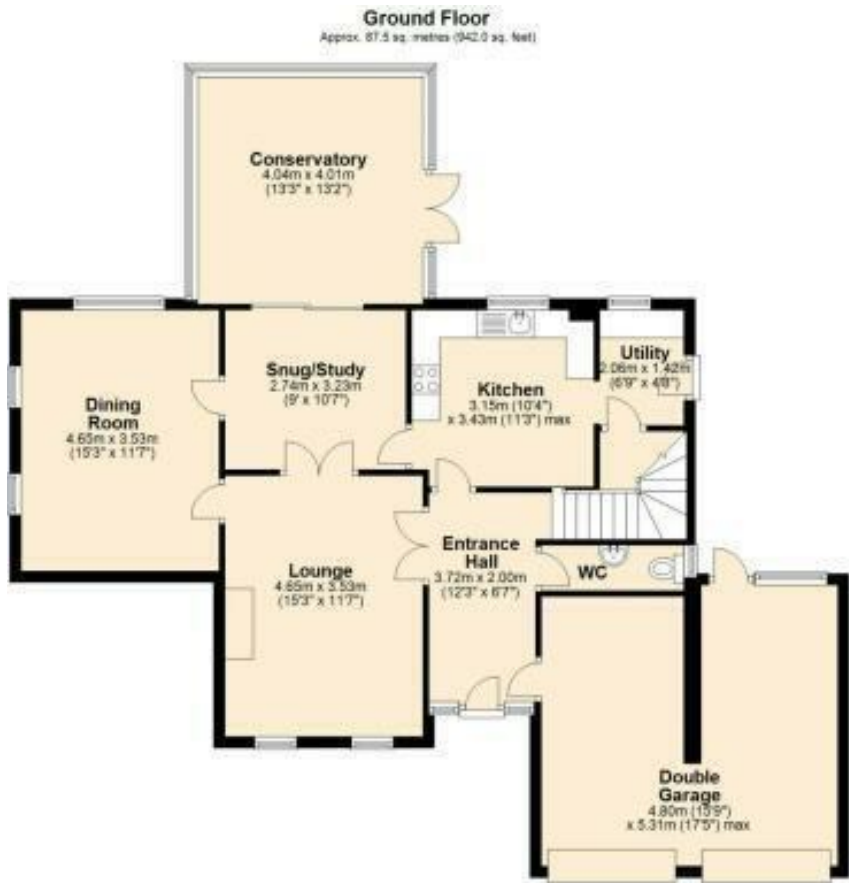
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Council Tax Band

E



Total area: approx. 148.4 sq. metres (1597.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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