

FREEHOLD



House (EPC Rating: B)

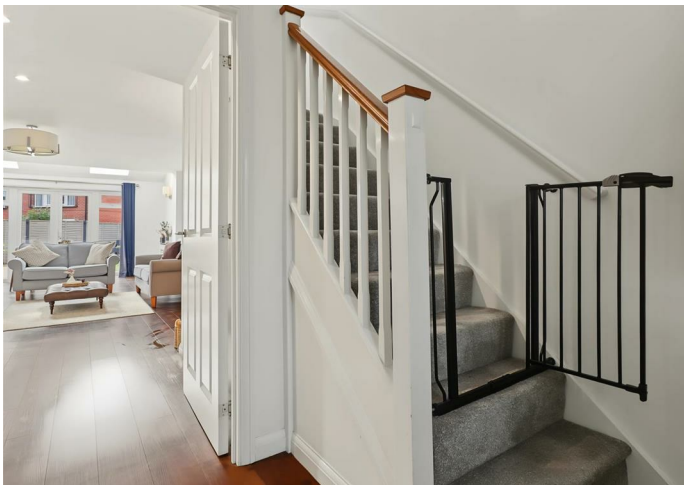
ALMOND DRIVE CRINGLEFORD NORWICH NR4 7TB

Offers in excess of

£375,000

FEATURES

- Semi Detached Townhouse
- Four Bedrooms
- Cloakroom
- Open Plan Living
- Sitting/Dining/Kitchen
- Primary Bedroom & Ensuite
- Generous rear garden
- Garage & 4 on Drive
- Allocated Visitors Parking
- Sought-after Village



Ben Allman
Estate & Letting Agents

4 Bedroom House located in Cringleford

This impressive four-bedroom semi-detached home, arranged over three floors and offering stylish interiors, generous living space and a versatile layout in the sought-after area of Cringleford.

Upon entering, you are welcomed by a bright entrance hall, with stairs leading to the upper floors and access to a useful utility room and downstairs WC.

The ground floor features an impressive open-plan kitchen, dining and living area, ideal for modern living and entertaining. The contemporary kitchen is finished to a high standard, with sleek cabinetry, integrated appliances and a useful storage cupboard. Flowing seamlessly into the spacious sitting area, there is ample room for comfortable furnishings and a dedicated dining space. Two skylights and large double doors opening onto the rear garden which floods the space with natural light.

The first floor comprises the spacious primary bedroom, featuring two windows, built-in wardrobes and a modern en-suite shower room with a large walk-in shower, wash basin and WC. Bedroom four is a versatile double room, ideal as a child's bedroom, home office or dressing room, with double doors opening onto a private balcony.

The second floor offers two further generous double bedrooms, with bedroom two benefiting from built-in wardrobes. A modern family bathroom, fitted with a bath and overhead shower, wash basin and WC, completes the accommodation, alongside a useful landing cupboard housing the boiler.

Externally, the generous rear garden features a lawn and paved patio, perfect for outdoor dining and relaxation. Side access leads to the garage, while allocated parking is conveniently positioned alongside the property.

Combining contemporary finishes, versatile accommodation and an exceptional open-plan living space, this attractive home offers modern living across three floors. Early viewing is highly recommended.

ENTRANCE HALL

Upon entering the property, you are welcomed by a bright and inviting entrance hall, providing

access to the principal ground-floor accommodation and staircase leading to the upper floors. The hallway creates an attractive first impression, with a neutral finish that complements the contemporary style throughout the home.

UTILITY/WC

Conveniently positioned off the entrance hall, the useful utility room provides additional practicality for everyday living. The adjoining downstairs WC offers a wash basin and toilet, making this an ideal addition for visiting guests and busy households.

KITCHEN

13'7" x 11'1"

The impressive contemporary kitchen is finished to a high standard, featuring sleek, light-coloured cabinetry, generous worktop space and integrated appliances. The attractive wooden flooring adds warmth and character, complementing the modern fittings. A useful storage cupboard provides additional space for household essentials, while the open-plan design allows the kitchen to flow effortlessly into the dining and sitting areas.

SITTING/DINING AREA

18'5" x 14'4"

The spacious open-plan living and dining area provides a versatile setting for both relaxing and entertaining. There is ample room for a variety of seating arrangements alongside a dedicated dining area, creating a sociable environment for everyday family life. Two skylights enhance the natural light, while the large double doors overlooking and opening onto the rear garden create a seamless connection between indoor and outdoor living.

FIRST FLOOR LANDING

The first-floor landing provides access to the bedrooms and stairs to the second floor. Double doors open onto a private balcony overlooking the front of the property.

PRIMARY BEDROOM

16'1" x 14'4"

The primary bedroom is a generously proportioned and beautifully presented room, offering a comfortable and relaxing retreat. Two windows allow natural light to fill the space, while the built-in wardrobes provide practical storage without compromising the room's sense of space. The bedroom is finished in a neutral palette, creating a calm and inviting atmosphere, and benefits from direct access to the en-suite shower room.

EN-SUITE

The modern en-suite features a spacious walk-in shower, wash basin and WC, complemented by contemporary tiling and neutral finishes.

BEDROOM FOUR

13'3" x 7'9"

Bedroom four is a versatile double bedroom situated on the first floor. Despite being the smallest of the four bedrooms, it offers ample space for a double bed and additional furnishings. The room benefits from double doors opening onto the balcony, providing an attractive feature and plenty of natural light. Its flexible layout makes it ideal as a child's bedroom, home office, dressing room or occasional guest room.

SECOND FLOOR LANDING

The second-floor landing provides access to both bedrooms and the family bathroom. A useful storage cupboard houses the boiler, helping to keep household essentials neatly organised while making practical use of the available space.

BEDROOM TWO

14'4" x 12'4"

Bedroom two is a spacious double bedroom, featuring built-in wardrobes that provide convenient storage. Two windows allow natural light to brighten the room, while the generous proportions offer plenty of flexibility for bedroom furniture and additional furnishings. The neutral décor and soft carpeting create a comfortable and relaxing environment.





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BEDROOM THREE

14'4" x 11'7"

Bedroom three is another well-proportioned double bedroom, offering a bright and airy atmosphere enhanced by two windows. The room provides ample space for a double bed, bedside tables and additional storage furniture, making it suitable for family members or guests. Its adaptable layout also offers potential for use as a comfortable home office or hobby room.

BATHROOM

The family bathroom is conveniently positioned on the second floor and features a bath with an overhead shower, wash basin and WC. Contemporary tiling and neutral finishes create a clean, modern appearance, while the combination of a bath and shower offers flexibility for everyday family life.

OUTSIDE

Externally, the property benefits from a generous rear garden featuring a paved patio and lawn, providing an ideal space for outdoor dining, entertaining and relaxation. Large double doors from the open-plan living area create a seamless connection between indoor and outdoor living. The property also benefits from a garage and convenient side access to the garden. To the front, the attractive modern exterior is complemented by allocated off-road parking conveniently situated alongside the house.

LOCATION

Situated in the sought-after village of Cringleford, the property benefits from convenient access to local amenities, schools and transport links. Norwich city centre, the University of East Anglia and the Norfolk and Norwich University Hospital are all within easy reach, making it ideal for families and professionals alike.



Call us on

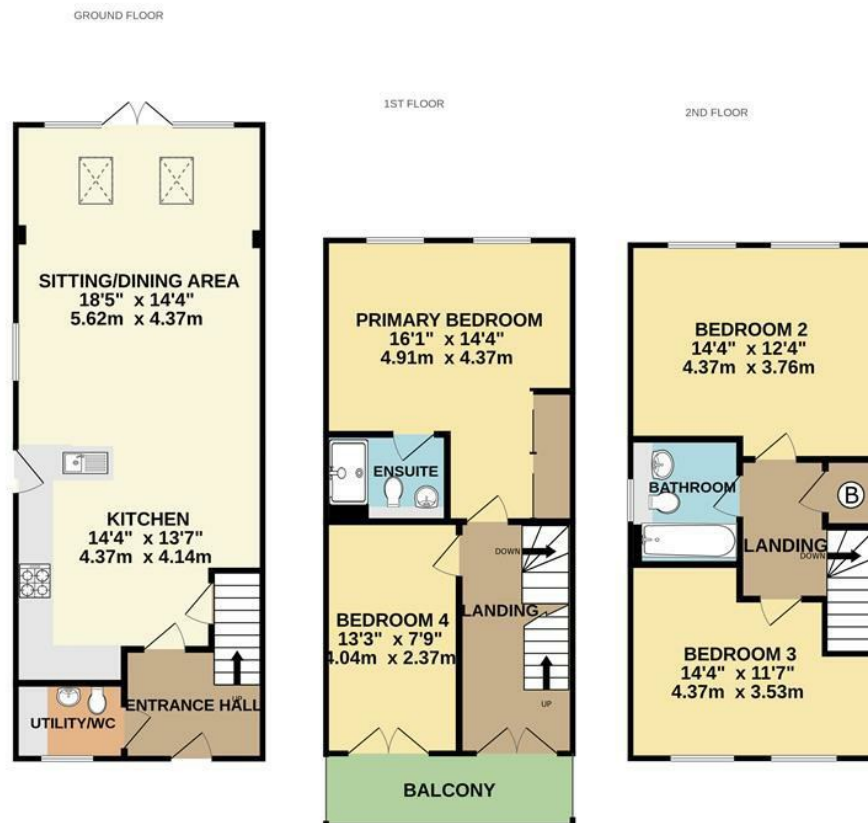
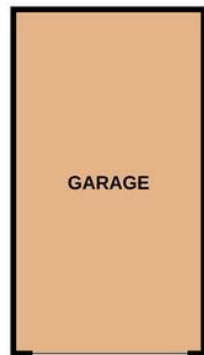
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<https://www.baela.co.uk>

Council Tax Band

D



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	87	
(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.

