



6 Colney Lane, Cringleford

In Excess of £1,500,000

6 Colney Lane

Cringleford, Norwich

Step into the pinnacle of modern luxury with this sensational, one of a kind home on Colney Lane. Crafted in 2020, it flaunts an impressive "A" energy rating...

Nestled in the picturesque county of Norfolk, Cringleford offers a charming blend of idyllic countryside living with convenient city access. This historic village exudes a warm, welcoming atmosphere, characterised by its quaint streets, traditional architecture and lush greenery. Boasting local amenities, including shops, cafes, and parks, Cringleford provides a relaxed and family-friendly environment. Its proximity to the vibrant city of Norwich ensures residents have easy access to cultural attractions, excellent schools and a wide array of entertainment options. Cringleford stands as an ideal location for those seeking a balance between rural tranquillity and urban accessibility. Nestled in an enviable village location, this property in Colney Lane stands as a one-of-a-kind family haven, meticulously designed and constructed in 2020 to create an extraordinary family home. Located in the enviable village of Cringleford, the property is well-connected to a range of amenities and within a great catchment area for an Ofstead rated outstanding local primary & secondary school. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:





6 Colney Lane

Cringleford, Norwich

Step into the pinnacle of modern luxury with this sensational, one of a kind home on Colney Lane. Crafted in 2020, it flaunts an impressive "A" energy rating, showcasing its eco-conscious design. Dive into your private pool, work out in the state-of-the-art gym and immerse yourself in cinematic bliss in your very own cinema room. The open-plan living spaces seamlessly blend indoor-outdoor living, setting the stage for unforgettable gatherings. With its lavish features, adaptability and green credentials, this property promises a lifestyle of comfort and opulence in this extraordinary family retreat.

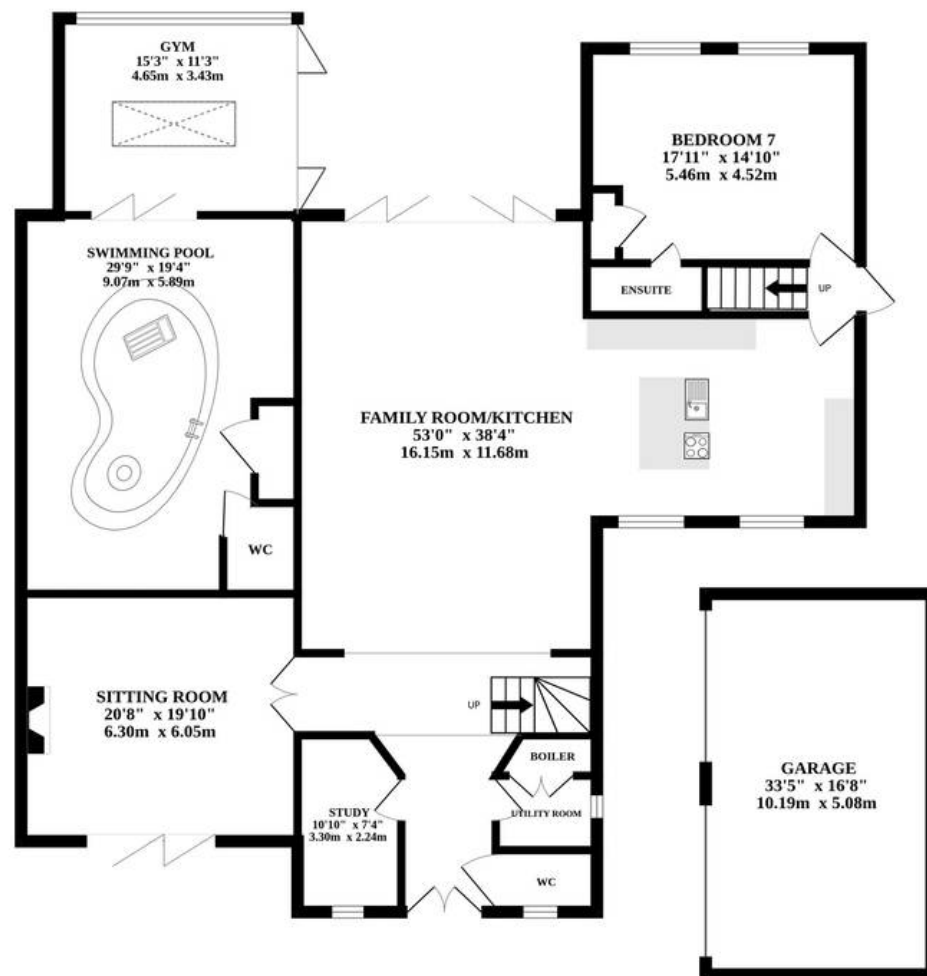
This bespoke contemporary residence boasts an impressive "A" energy rating, a testament to its eco-conscious design and superior insulation. Grandeur fills the interior, evident in the inviting, open-plan living spaces, featuring a bespoke kitchen with integrated amenities including a wine cooler and warming drawer, centred around an exquisite kitchen island perfect for gatherings.

At the heart of home, expansive living and dining areas seamlessly connect to the garden through bi-fold doors, bathing spaces in natural light with a picturesque garden backdrop. This creates a seamless blend of indoor-outdoor living, perfect for entertaining or enjoying moments with loved ones. A separate sitting room, complete with a fireplace opens onto the front terrace, providing an intimate and cosy retreat for quiet evenings.

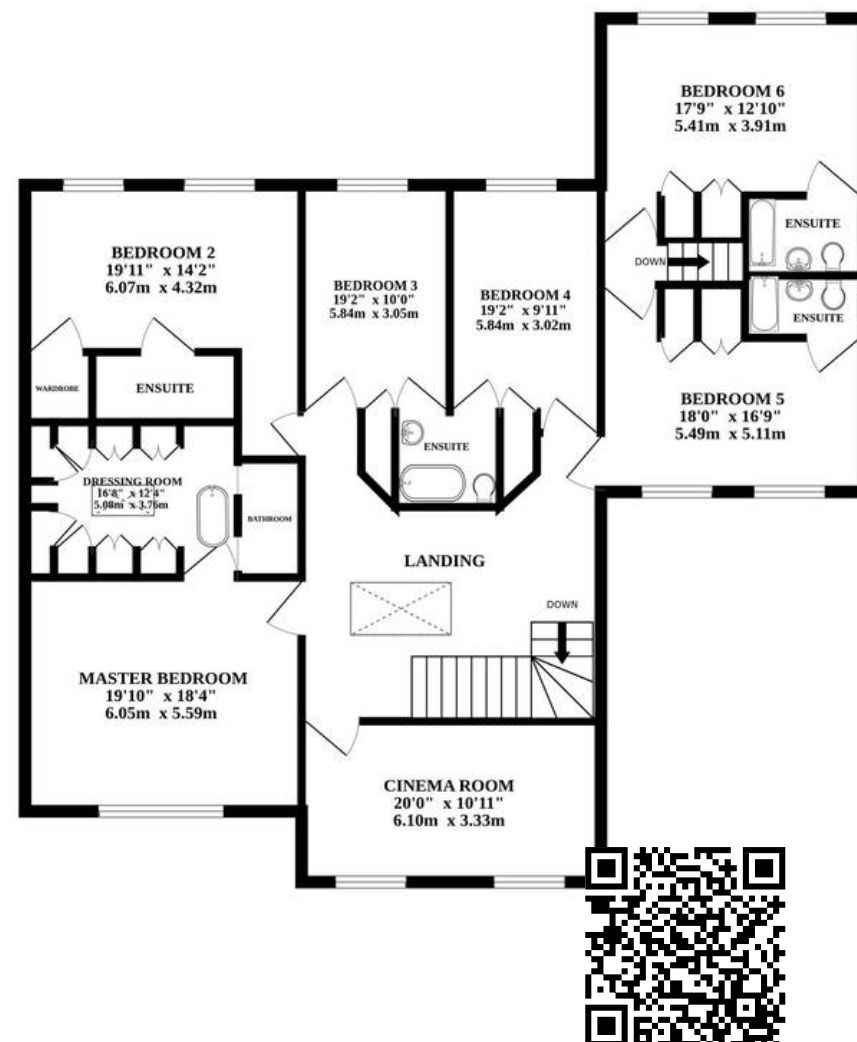
The indoor leisure complex is a sanctuary of wellness, featuring a cutting-edge swimming pool



GROUND FLOOR



1ST FLOOR



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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