



## 48 Almond Drive, Cringleford

Guide Price £425,000 - £450,000 Freehold

An exceptional four-bedroom family home in sought-after village of Cringleford. Offering a contemporary kitchen, spacious living room, a separate dining room, master bedroom with ensuite and potential for a fifth bedroom. Close to amenities and excellent schooling with the added benefit of off-road parking and a garage.



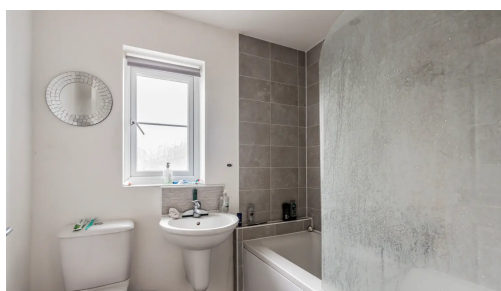
Cringleford, a charming village just south of Norwich, combines historic allure with modern convenience. Surrounded by greenery, it features a mix of traditional and contemporary homes. The village offers a peaceful escape along the River Yare, while remaining close to Norwich's amenities and cultural attractions.



#### AGENTS NOTE

We understand the property will be sold freehold and connected to all mains services.

Council tax band - E.





We are delighted to present this exceptional four-bedroom family home, located in the sought-after village of Cringleford. Boasting an array of modern features and finishes, this property offers a comfortable and stylish living environment.

The ground floor features a contemporary kitchen and breakfast room, perfect for culinary enthusiasts and ideal for family gatherings. The spacious living room provides a comfortable space for relaxation, while the separate dining room offers an elegant setting for formal occasions. Additionally, there is a utility room and cloakroom, providing convenient amenities.

The first floor comprises of a master bedroom with an ensuite bathroom, offering privacy and luxury. Four well-proportioned bedrooms provide ample space for family members or guests. The home also offers the potential for a fifth bedroom, currently used as the dining room.

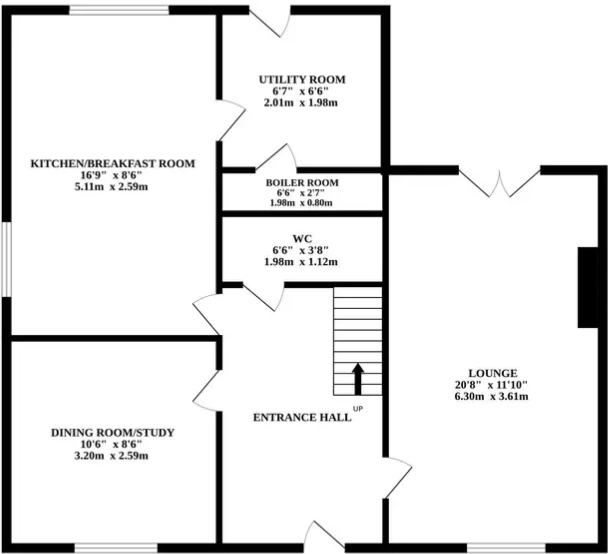
Externally, the property benefits from a garage and off-road parking, ensuring convenience and security. A landscaped garden creates a tranquil outdoor space, perfect for relaxation or entertaining.

Situated in the desirable village of Cringleford, this home enjoys close proximity to local amenities, while only being a short drive into the city centre. The property also falls within a fantastic catchment area for schooling, making it an ideal choice for families.

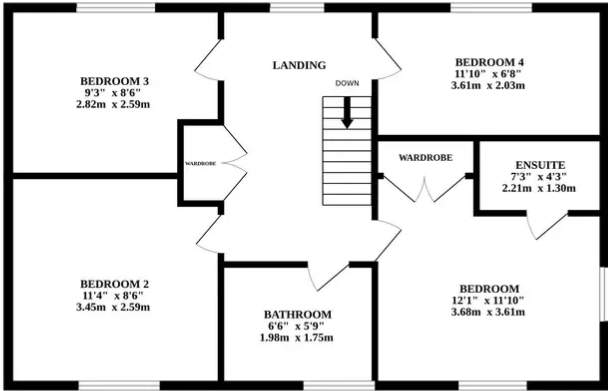
With its contemporary design, excellent location, and extensive range of features, this property offers a wonderful opportunity for modern family living.



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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