



8 Pellew Place, Cringleford

In Excess of £325,000

8 Pellew Place

Cringleford, Norwich

Introducing an amazing opportunity for you to enjoy comfortable living in this semi-detached home, suited to the busy family lifestyle. Nestled down a peaceful road in the village of Cringleford. The well-presented accommodation consists of a living room, high quality kitchen/diner, a master bedroom with ensuite, a family bathroom and WC. Externally you will discover a driveway providing off-road parking and a laid to lawn garden.

THE LOCATION

Norwich is the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience. State, Faith and independent schools for all age groups, local shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the N&N university hospital. A great catchment area for an Ofstead rated outstanding local primary & secondary school. Cringleford is a feeder school into the outstanding secondary Hethersett Academy.





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PELLEW PLACE, CRINGLEFORD

Step inside this delightful family home where you are greeted by a welcoming entrance hall, with a convenient WC. Located at the front of the property is this spacious living room, where you can present your comfortable yet stylish furniture. At the heart of the home is this well-equipped kitchen fitted with units and appliances to enhance your cooking experience. Offering plenty of storage space and areas for your white goods. This open space allows you to have a large dining table, to gather as a family or socialise with friends.

Heading up the staircase, you will discover three bedrooms, offering both relaxation and privacy. Among these is a luxury master featuring an ensuite bathroom. The third bedroom can be versatile to suit your own needs, with potential to be a study, dressing room or guest bedroom. The main bathroom comprises of a three piece suite, accommodating all family members and guests.





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Approaching the front of the property is a driveway providing off-road parking for all family members and visitors, with access to the entrance door. At the rear you will find a mainly laid to lawn garden and a patio area for your outdoor furniture, all privately enclosed by a fence surrounding.

AGENTS NOTES

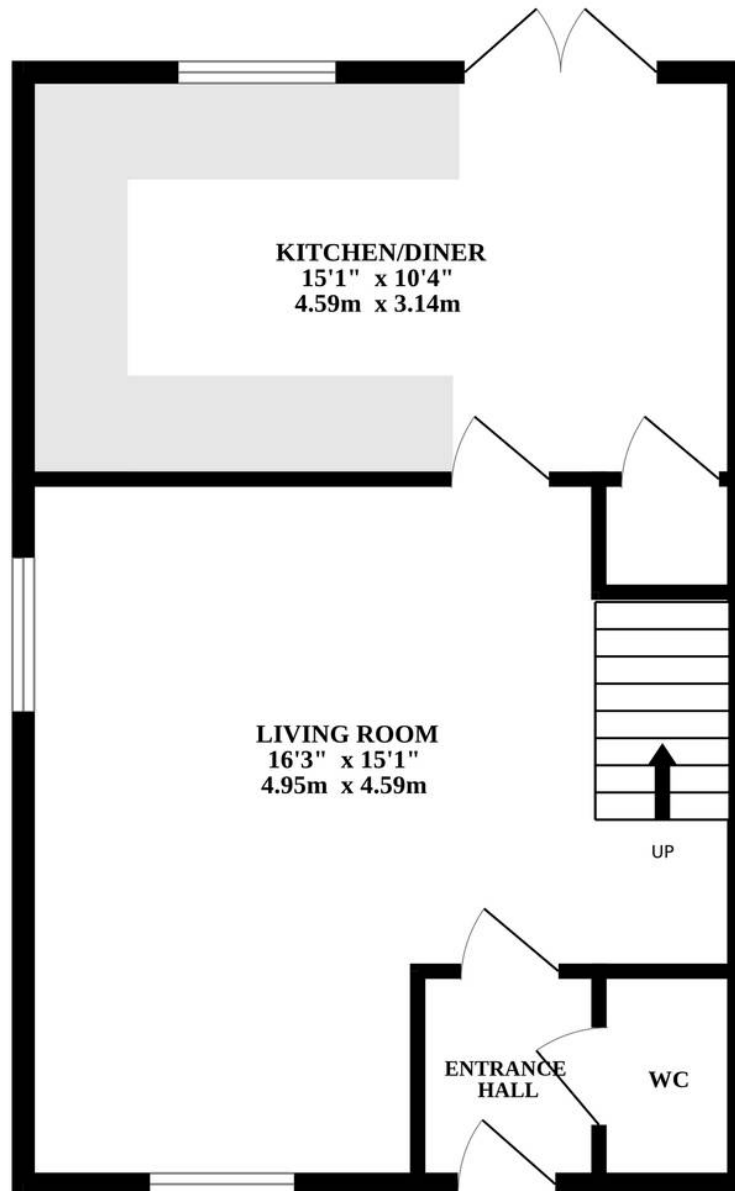
We understand that this property is freehold. Connected to mains electricity, gas, water and drainage.

Gas central heating system.

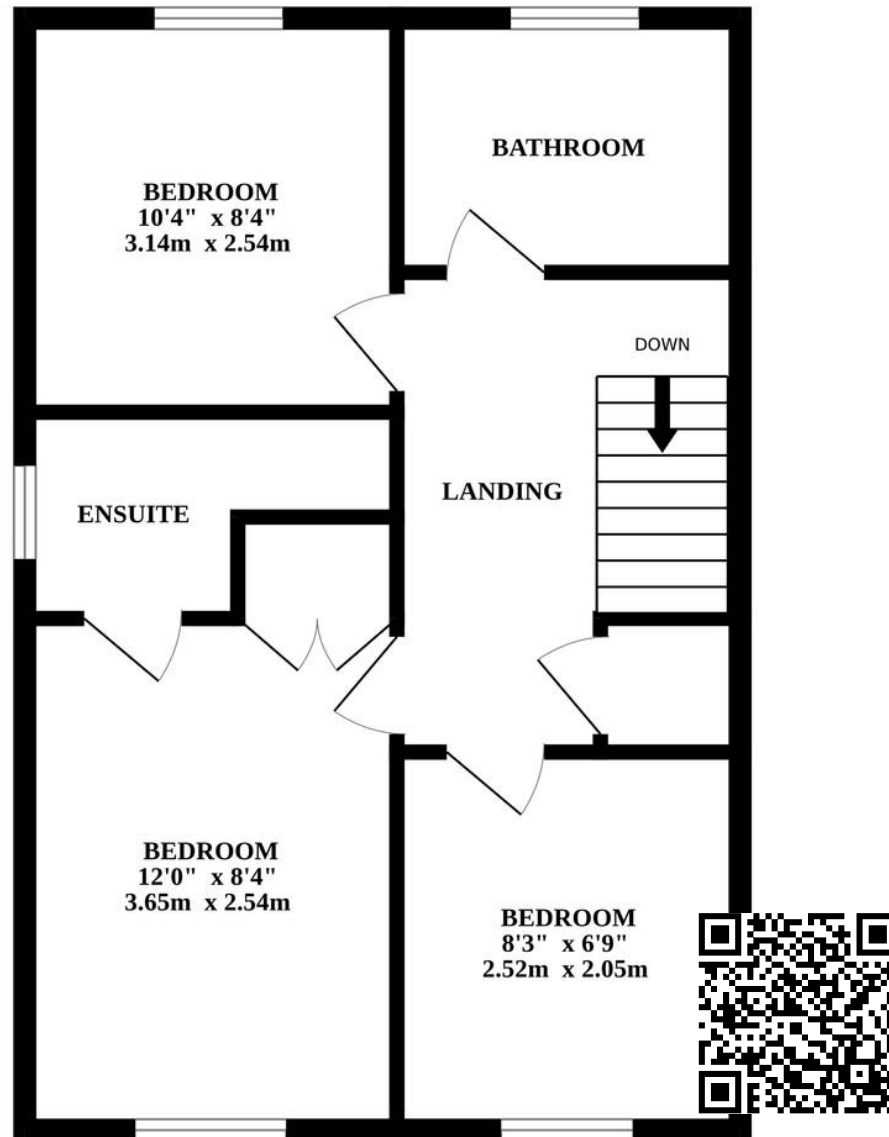
Council Tax Band: C



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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