



24 Round House Way, Cringleford - NR4 7LH

£500,000 Freehold

Presenting this modern four-bedroom detached house, offering an exceptional living experience. From the spacious lounge and dining room to the dedicated study, every room is designed with comfort in mind. The master bedroom benefits from an en-suite bathroom, while two are equipped with air conditioning. Outside, the extensive rear garden features a hot tub, perfect for relaxing, and the property also boasts a double garage with ample parking for four vehicles on the driveway. With solar panels, Google's Nest Aware, and a Nest thermostat, this home is set in a safe, friendly neighbourhood, offering convenience with modern living.

Location

Round House Way, located in Cringleford, offers a peaceful and well-connected setting. The area is surrounded by leafy streets, providing a quiet countryside feel while just a short drive from Norwich city centre. With excellent local amenities, including shops, schools, parks, and the nearby Norfolk and Norwich University Hospital, Cringleford is a popular choice for both families and professionals. The University of East Anglia is also within easy reach, making it an ideal location for students and staff. The area benefits from easy access to major roads, making commuting into the city or further afield convenient.

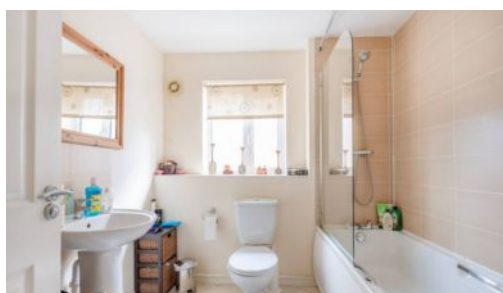


Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainge.

Heating system-Gas Central Heating

Tax Council Band- F



Round House Way, Cringleford

Upon entering the property, you are greeted by a spacious entrance hall that leads to the bright and spacious lounge, where French doors open to the private and enclosed rear garden. The dining room provides an ideal space for hosting gatherings and entertaining guests, while the study room offers a quiet space for work or study.

The kitchen/breakfast room is a standout feature of the property. It features modern fitted units, roll-top work surfaces, and tiled flooring. French doors to the side open out to the garden, creating a light and airy atmosphere. The utility room offers convenient additional storage and access to the outside space.

A conveniently located ground-floor WC features a modern white suite with tiled splashbacks, ensuring practicality and ease of living.

Upstairs, a galleried landing with loft access and an airing cupboard leads to four double bedrooms, all well-proportioned and offering ample space to unwind. The master bedroom includes two built-in wardrobes and an en-suite bathroom with a shower and modern fixtures. There's also additional space that could be used as a dressing area. Two bedrooms are equipped with air conditioning for comfort during warmer months.

The family bathroom completes the upper floor. It includes a modern white suite, part-tiled walls, a bath with an overhead shower attachment, and a glass shower screen.

Outside, the property features an extensive rear garden, mainly laid to lawn, with the added benefit of a hot tub. A side access gate leads to the front, which is made up of lawned areas and shrubs.

To the side, a double garage and driveway provide parking for four vehicles.

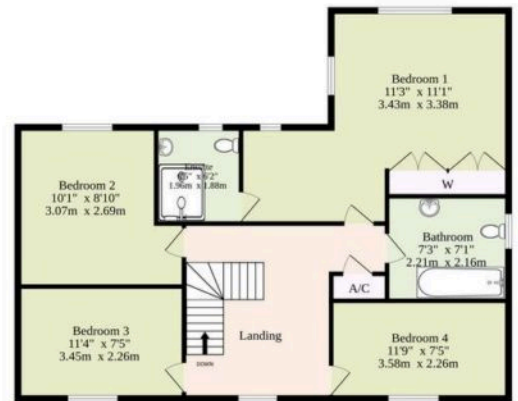
Additionally, the property benefits from double glazing throughout and solar panels that generate income through energy savings.



Ground Floor
1060 sq.ft. (98.5 sq.m.) approx.



1st Floor
532 sq.ft. (49.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1592 sq.ft. (147.9 sq.m.) approx.

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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