



10 Woodpecker Lane, Cringleford

Offers in Region of £325,000

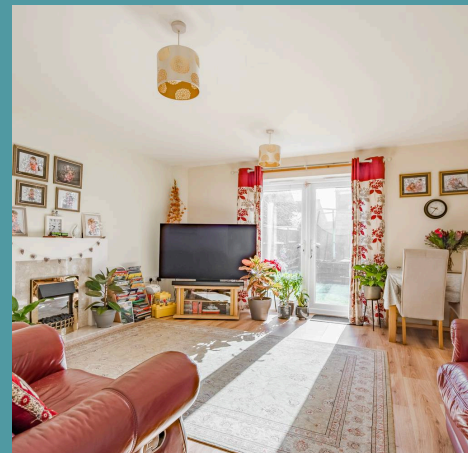
10 Woodpecker Lane

Cringleford, Norwich

Set within the quaint village of Cringleford in Norfolk, lies this mid-terrace residence that presents itself as a perfect family home. Spread across three floors is spacious and flexible accommodation that can adapt to your own preferences and style. Showcasing a modern kitchen, a light-filled sitting/dining room, three bedrooms, a private en-suite and a family bathroom. Externally, you will find a maintained garden and a carport for secure off-road parking. Experience a lifestyle of comfort and ease, with a close-knit community feel.

Location

Cringleford is a small village located in Norfolk, just south of the city of Norwich. It is situated along the River Yare, offering picturesque views and a tranquil setting. The village is well-connected, with good access to Norwich via the A11 and close proximity to the Norfolk Broads. Cringleford is known for its mix of rural charm and modern amenities, providing a peaceful yet convenient place to live. It features a range of housing options, local shops, and schools, making it an appealing choice for families and commuters. The surrounding countryside offers opportunities for outdoor activities such as walking and cycling.





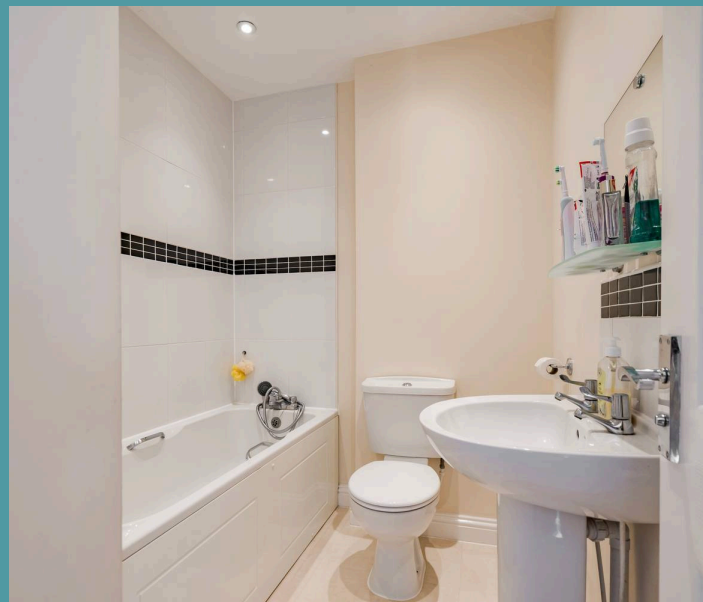
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Upon entering the property, you are greeted by a welcoming ambience that flows throughout the entire home. The ground floor presents a well-appointed kitchen adorned with modern wall and base units, integrated appliances, and ample storage space, providing the perfect setting for cooking your favourite meals. The spacious sitting/dining room is a focal point of the property, featuring French doors that flood the room with natural light, creating a bright and airy space ideal for relaxation and social gatherings.

Spread across three floors, this family home offers generous and flexible accommodation. The first floor comprises two inviting bedrooms, each thoughtfully designed to offer comfort and privacy. A study area has a staircase that leads up to the master bedroom, flaunting a private en-suite, adding a luxury touch to your everyday routine. A contemporary family bathroom completes the accommodation, offering a stylish and functional space for every-day use.

Towards the rear is a well-maintained garden, with a laid to lawn, bordered by planted beds. The addition of a timber shed is ideal for storing your garden equipment and tools. It is fully enclosed so you can enjoy in privacy and seclusion. A carport offers a secure off-road parking space, for convenience and ease.





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Cringleford, Norwich

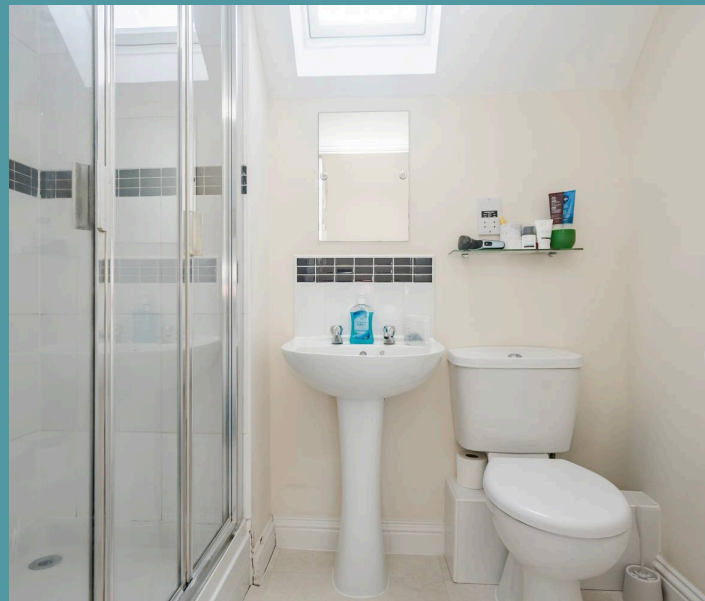
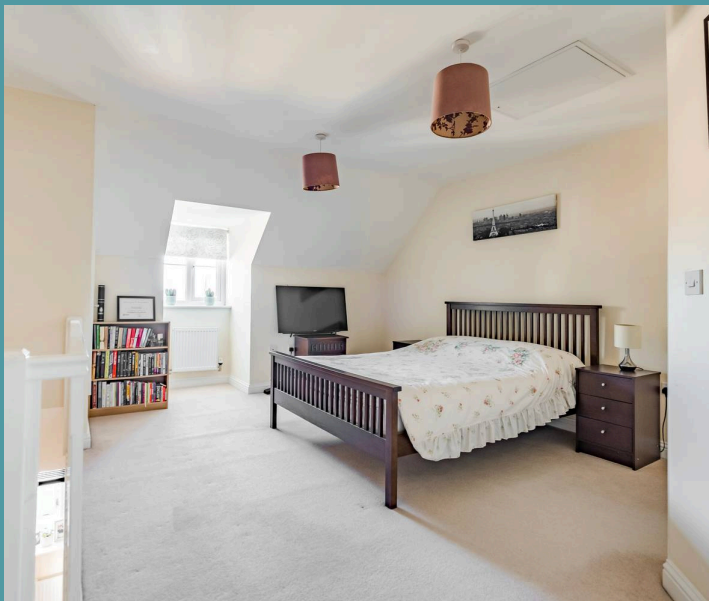
Agents notes

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

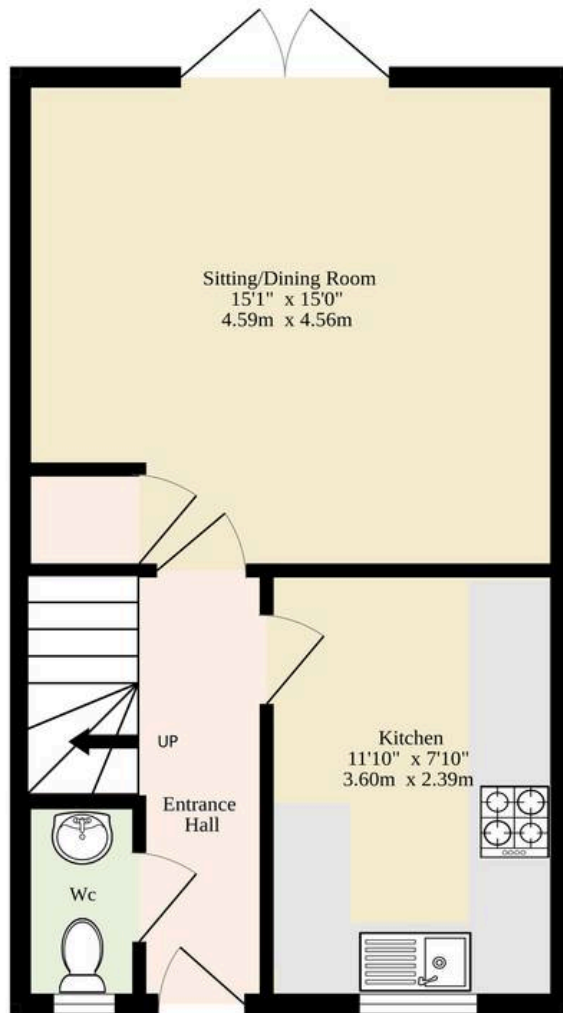
Heating system - Gas central heating.

Council tax band: C

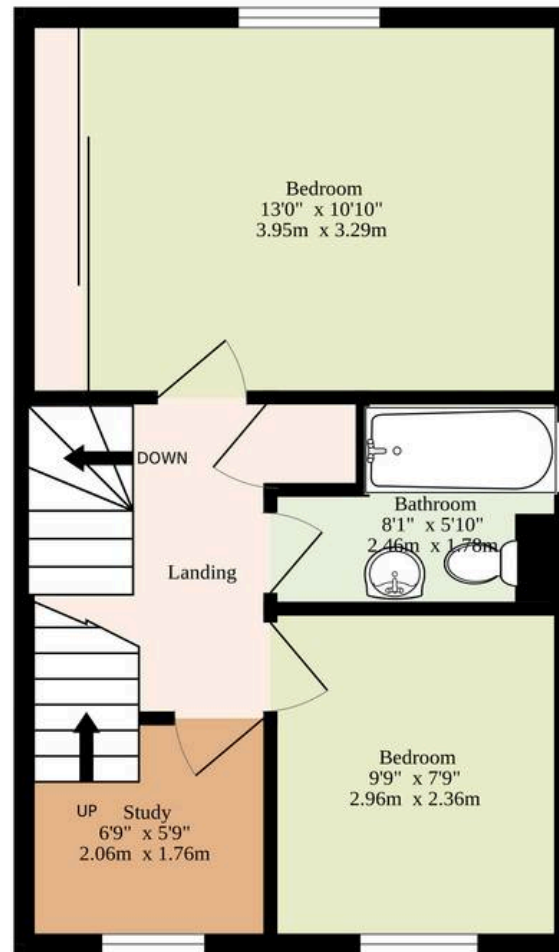
- Mid-terrace residence in the Norfolk village of Cringleford
- Beautiful family home with spacious and flexible accommodation spread across three floors
- Kitchen equipped with modern wall and base units, integrated appliances and storage
- Sitting/dining room featuring French doors that fills the room with an abundance of natural light, inviting relaxation and entertaining
- Three bedrooms, a private en-suite and a family bathroom
- Maintained garden with a well-kept lawn and a timber storage shed, fully enclosed for privacy and seclusion
- Carport providing a secure off-road parking space
- Close to local shops, bus routes, schools, healthcare facilities and scenic walks



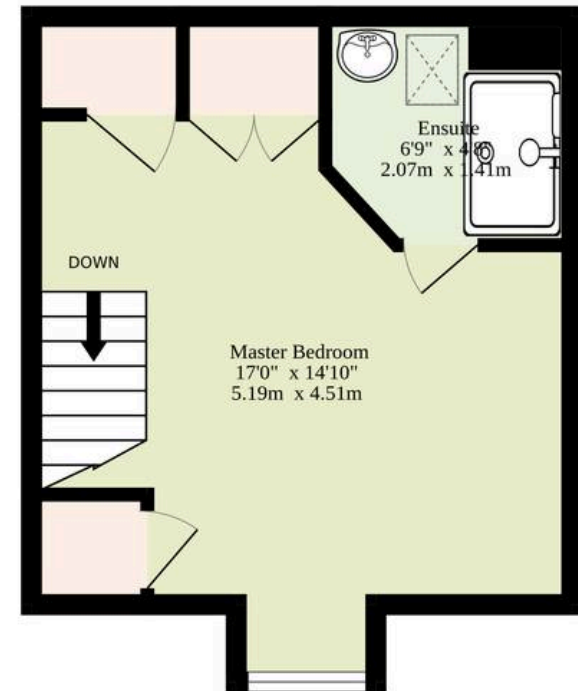
Ground Floor
409 sq.ft. (38.0 sq.m.) approx.



1st Floor
409 sq.ft. (38.0 sq.m.) approx.



2nd Floor
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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