



41 Brettingham Avenue, Norwich

£450,000 Freehold

Brettingham Avenue offers a wonderful family home in one of NR4's most peaceful and sought-after areas. This three-bedroom detached property combines practical living with a warm, inviting atmosphere, perfect for day-to-day family life. Light fills the spacious open-plan living and dining area, creating a bright and welcoming space that flows effortlessly into the garden. The well-sized bedrooms and modern shower room provide comfort and flexibility for all household needs. Outside, the private garden offers both space and potential, ideal for relaxing or entertaining. With excellent local amenities, great schools, and easy access to green spaces nearby, this home truly balances convenience and calm living.

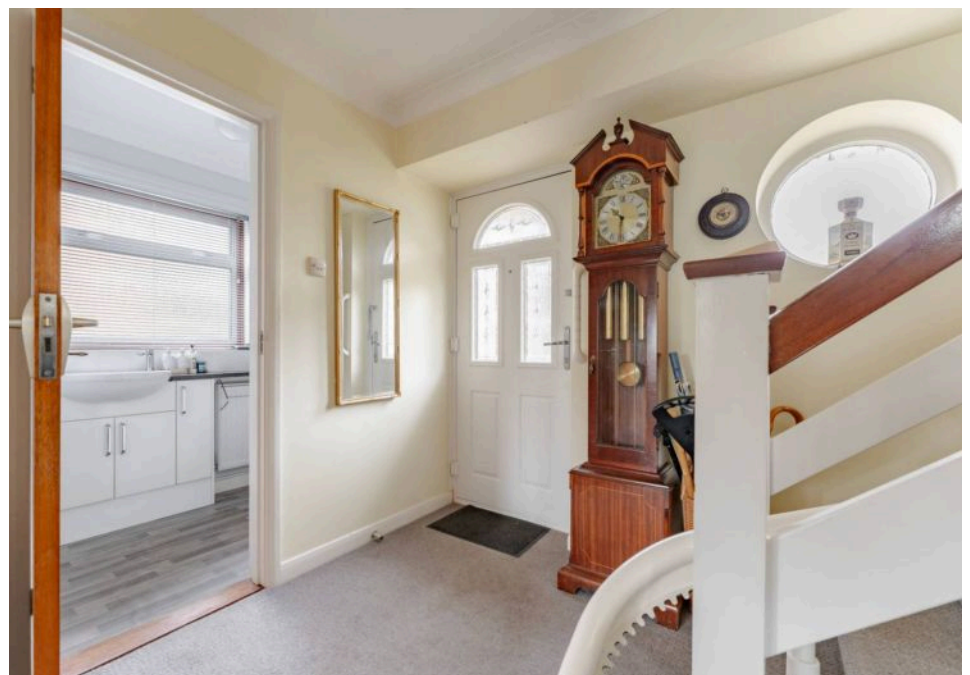
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The Location

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The local primary school is well regarded and often a key draw for parents looking for high standards in education, while the University of East Anglia is nearby, adding both a sense of community and opportunity to the area.

Green spaces are part of everyday life here—Cringleford Woods and Eaton Park are perfect for dog walks, bike rides or simply letting the kids burn off some energy. You've got everyday essentials close by too, with local shops, a pharmacy and places to grab a coffee all within easy reach.

Excellent road links via the A11 and A47 keep travel times down, and regular bus services make getting into Norwich straightforward. Cringleford manages to strike that ideal balance: enough going on to stay connected, but still quiet enough to feel relaxed at the end of the day.

Brettingham Avenue, Cringleford

Set in a peaceful pocket of the ever-popular NR4 area, this three-bedroom detached home immediately stands out with undeniable kerb appeal. A manicured front lawn is framed by elegant wooden bollards, linked by a subtle chain that marks the boundary. The private driveway provides ample off-road parking and leads directly to a garage positioned conveniently alongside the home, while a smart entrance hallway welcomes you inside with a fresh, modern WC just off to the side.

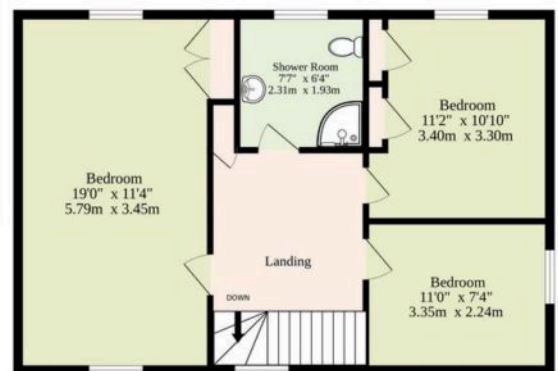
Inside, the home offers generous proportions throughout and a layout that works beautifully for family life. The heart of



Ground Floor
907 sq.ft. (84.3 sq.m.) approx.



1st Floor
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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