

87 Almond Drive, Cringleford

£365,000 Freehold

Guide Price £365,000 - £385,000. Almond Drive in Cringleford offers the best of both worlds—peaceful village living with quick connections to Norwich city centre. This spacious family home is bright, modern, and thoughtfully laid out for easy everyday living. A glossy U-shaped kitchen with integrated appliances flows into a dining space that opens straight onto the garden, perfect for both quiet mornings and busy weekends. The bay-fronted sitting room and three well-sized bedrooms, including a master with ensuite, provide comfort and flexibility throughout. Outside, a generous landscaped garden with patio seating and dedicated parking adds even more appeal. With schools, shops, and major transport links close by, this home ticks all the right boxes.

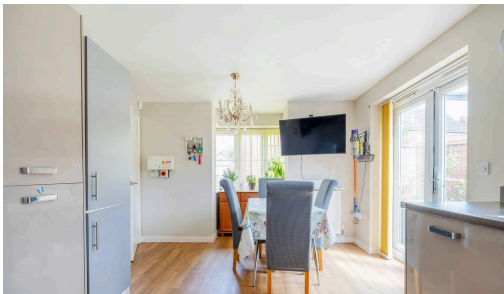
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The Location

Almond Drive, Cringleford, is located in a highly sought-after village, offering a peaceful yet well-connected setting. The area features excellent local amenities, including shops, schools, and recreational facilities, making it ideal for families and professionals.



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With easy access to nearby bus routes and major roads, this location provides a convenient walking commute to the University of East Anglia (UEA) and Norfolk and Norwich University Hospital (NNUH), while also offering straightforward transport links to the City Centre.

Surrounded by beautiful countryside, it provides quiet living while remaining close to essential services and transport links.

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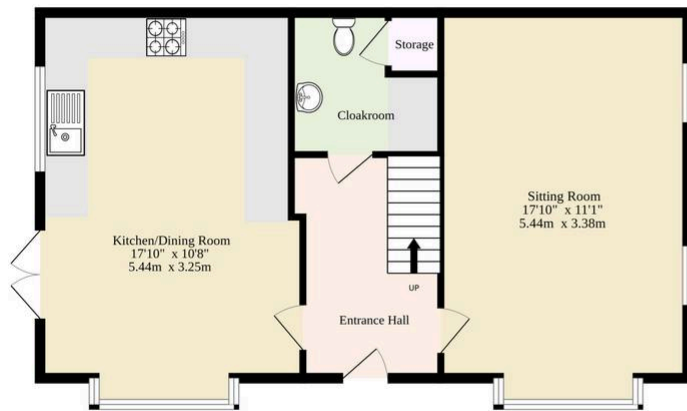
Set in the well-connected and family-friendly Cringleford area, just a short distance from Norwich city centre, this generously sized corner-plot home is ideal for those seeking a blend of space, style and practicality. From the moment you step inside, the entrance hallway sets a smart tone—offering a cloakroom, storage solutions, and a layout that immediately feels easy to live in.

The kitchen has been thoughtfully designed in a glossy U-shaped arrangement, providing plenty of worktop space and storage to suit busy households. Integrated appliances enhance everyday convenience, while rooftop solar panels contribute to energy efficiency and cost savings.

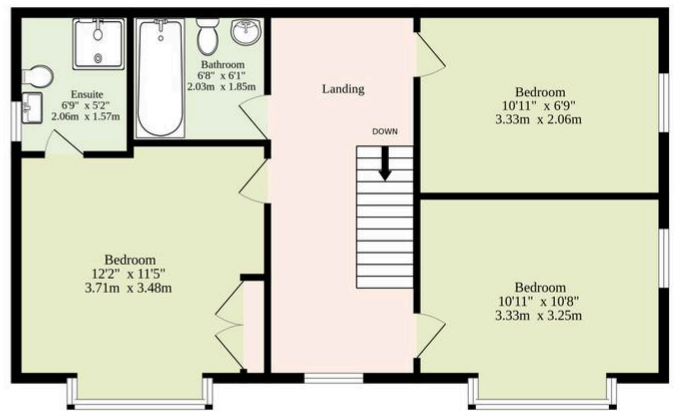
The dining area sits alongside, positioned perfectly by the garden-facing patio doors, drawing in natural light and



Ground Floor
492 sq.ft. (45.7 sq.m.) approx.



1st Floor
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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