



10 Brambling Lane, Cringleford

Offers in Region of £325,000

10 Brambling Lane

Cringleford, Norwich

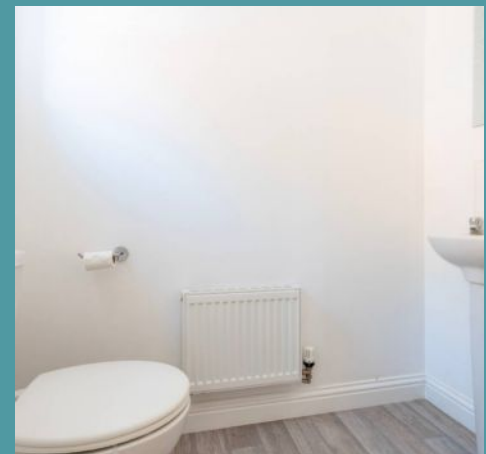
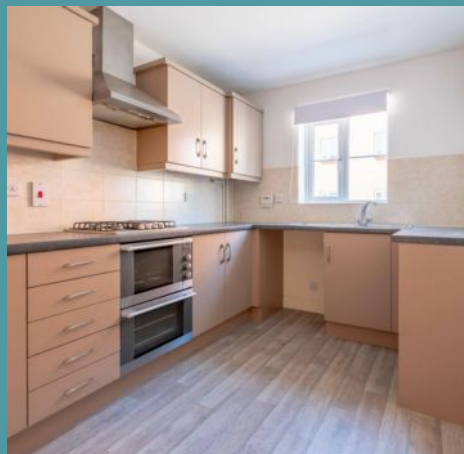
This smartly presented three-bedroom townhouse is tucked away in one of Cringleford's most sought-after neighbourhoods, offering a perfect balance of style, space, and location. Spread across three floors, the home gives a fresh and modern feel throughout. The layout includes a well-equipped kitchen, a spacious lounge/diner with garden access, and a top-floor principal suite with its own en suite. Two additional bedrooms and a family bathroom complete the flexible living space, ideal for families or professionals. Outside, a private rear garden and allocated parking add practicality to comfort. With excellent access to local amenities, the UEA, NNUH, and Norwich city centre, this is a home that makes everyday life easy.

The Location

Cringleford enjoys a reputation as one of Norwich's most desirable suburbs — a village that offers both calm and connectivity in equal measure. With a wealth of everyday amenities close to hand, including local shops, play areas, and well-regarded schools, it's particularly popular with families and professionals alike.

The area is also home to excellent transport connections, with frequent bus services and direct road access making travel in and out of the city refreshingly simple.

It's especially well placed for those working at the Norfolk and Norwich University Hospital or studying at the UEA, both within easy reach by foot or cycle. At the same time, Cringleford is embraced by leafy surroundings and open countryside, meaning you can enjoy a slower pace of life — riverside walks, green spaces, and a strong sense of community — without ever feeling far from the buzz of the city.





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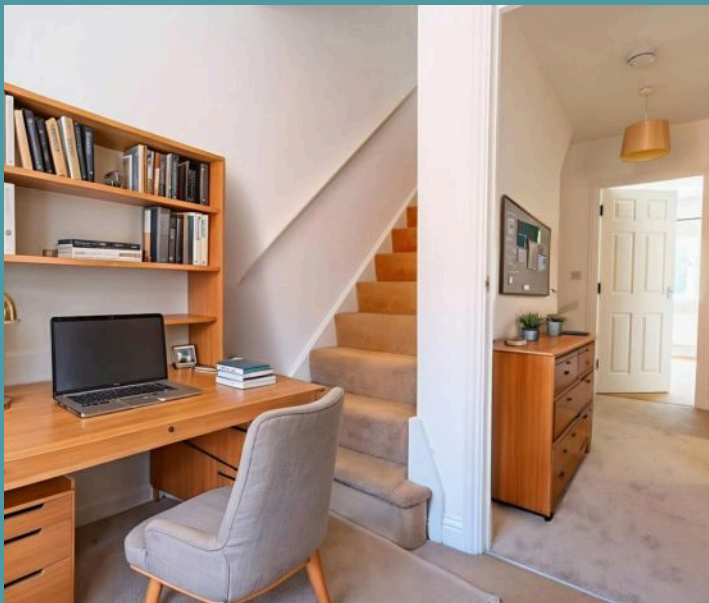
Cringleford, Norwich

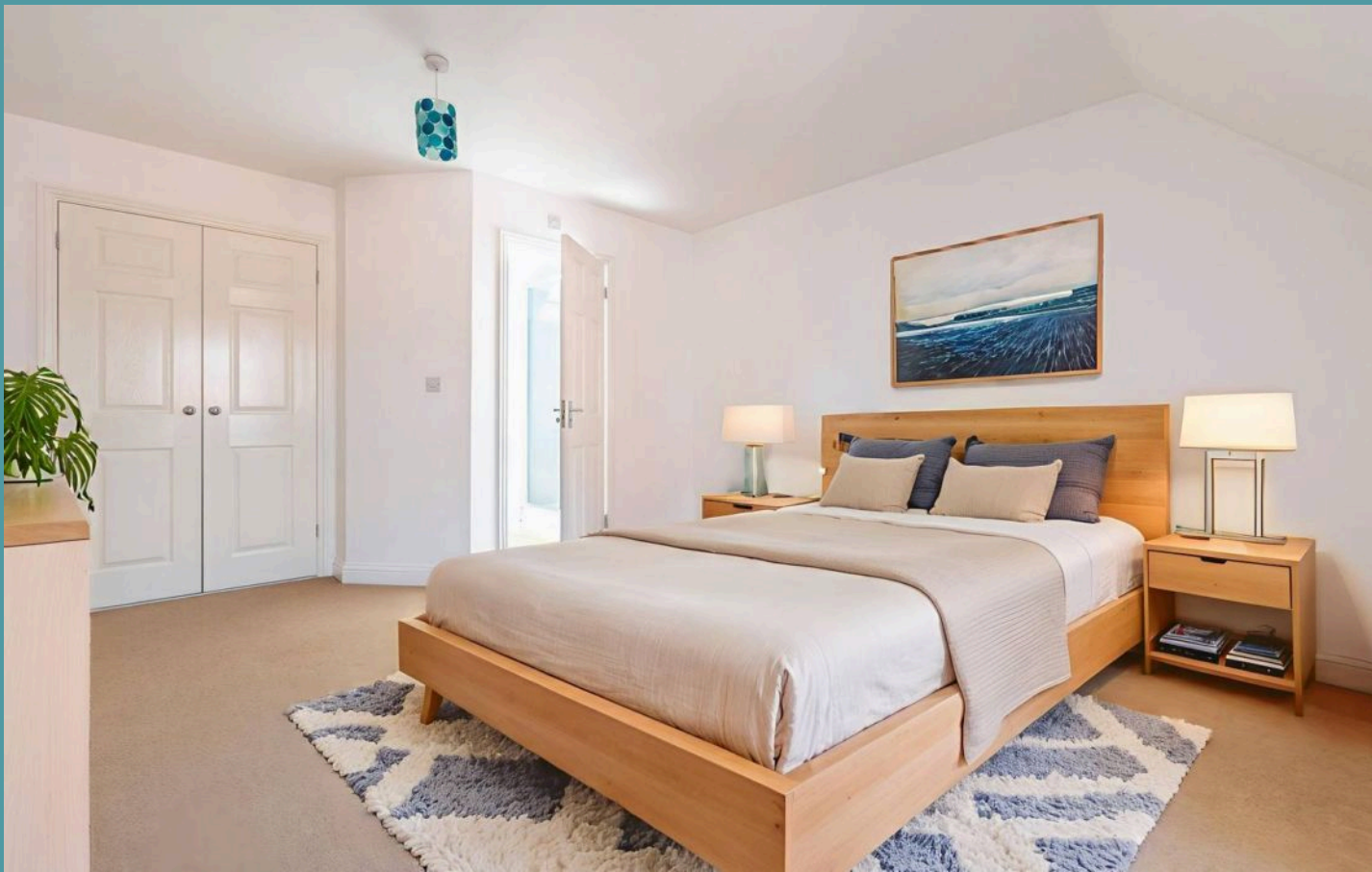
Brambling Lane, Cringleford

Set within the ever-popular village of Cringleford, this modern three-bedroom townhouse offers stylish and practical living across three well-designed floors. The property presents a fresh, inviting interior — ideal for those seeking a move-in-ready home in a well-connected and desirable location.

Upon entering, a welcoming hallway leads to a convenient downstairs W/C and a well-appointed kitchen at the front of the property. The kitchen features an array of wall and base units with ample worktop space, a double oven, gas hob with extractor, and space for all essential appliances, making it both functional and smartly presented.

To the rear, a generously sized lounge and dining area spans the full width of the house, with French doors opening onto the enclosed garden — perfect for enjoying summer evenings or hosting guests. The garden itself is mainly laid to lawn with a patio area, offering a private and manageable outdoor space.





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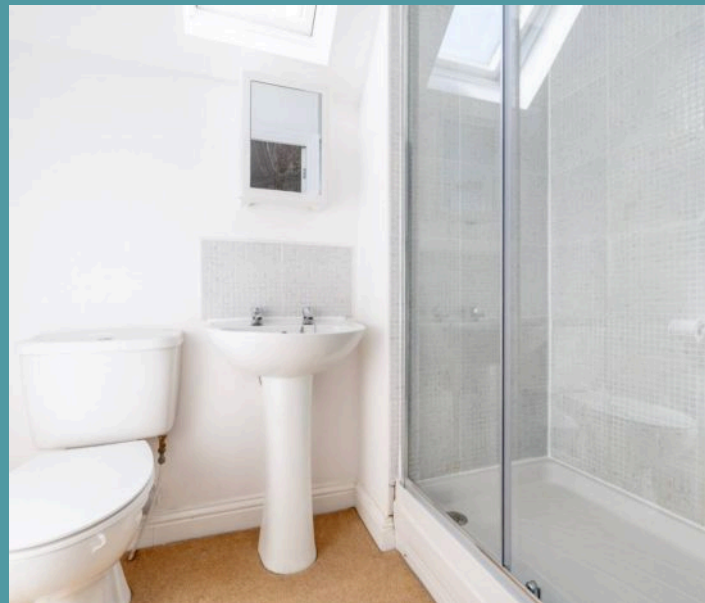
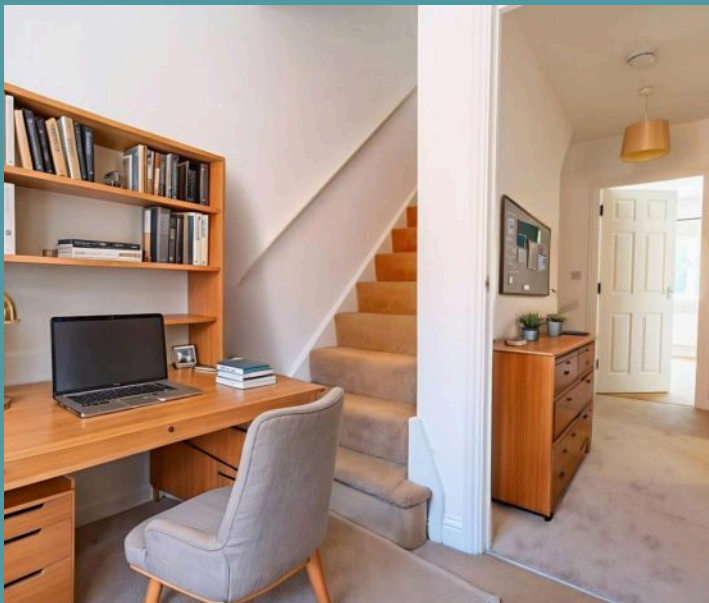
Upstairs, the first floor hosts two bright bedrooms and the family bathroom, which is fitted with a three-piece suite and stylish tile finishes. The top floor is dedicated to the spacious principal bedroom, complete with fitted wardrobes, a skylight, and a private en suite shower room.

With allocated parking and excellent access to the Norfolk & Norwich University Hospital, UEA, and major transport routes, this home is perfectly suited for professionals, growing families, or anyone seeking a quiet lifestyle close to the city.

Agents Note

Sold Freehold

Connected to all mains services.



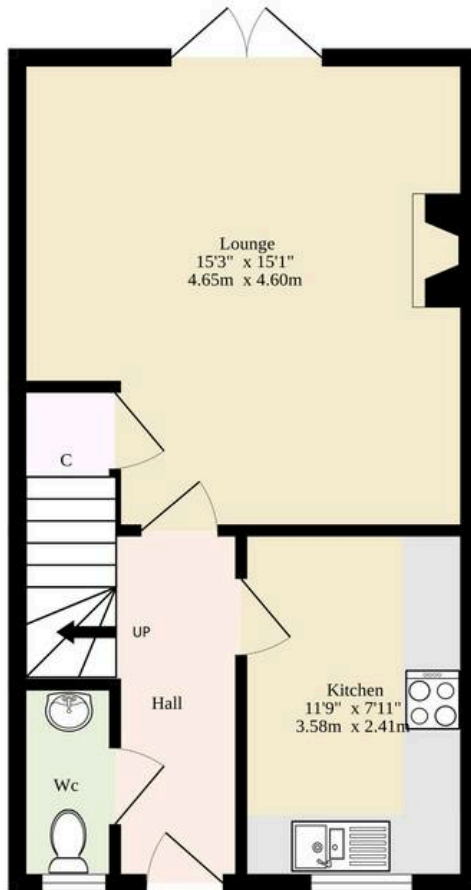


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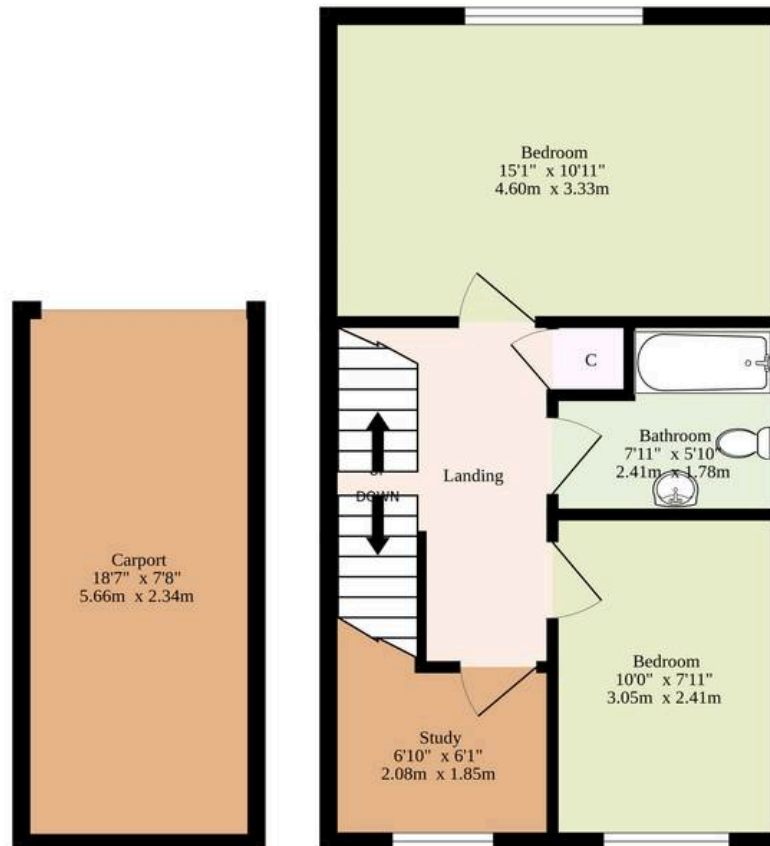
Cringleford, Norwich

- Bright, airy rooms flooded with natural light, creating a vibrant and uplifting living space
- Expansive lounge/diner boasting dual-aspect windows and elegant French doors that open onto a charming private garden
- Stylish, well-appointed kitchen equipped with a double oven, gas hob with extractor and generous storage solutions
- Handy downstairs cloakroom offering extra convenience for busy households and guests
- Three generously sized bedrooms spread across two floors, perfectly balancing comfort and privacy
- The principal suite impresses with built-in wardrobes, a skylight flooding the room with daylight, and a sleek en suite shower room
- Contemporary family bathroom featuring modern fixtures and tasteful tiled splashbacks
- Secluded rear garden blending lush lawn and a sunny patio—ideal for entertaining or unwinding in style
- Dedicated allocated parking providing peace of mind and easy access
- Highly sought-after location with superb connectivity to the University of East Anglia, Norfolk & Norwich University Hospital, and Norwich's vibrant city centre

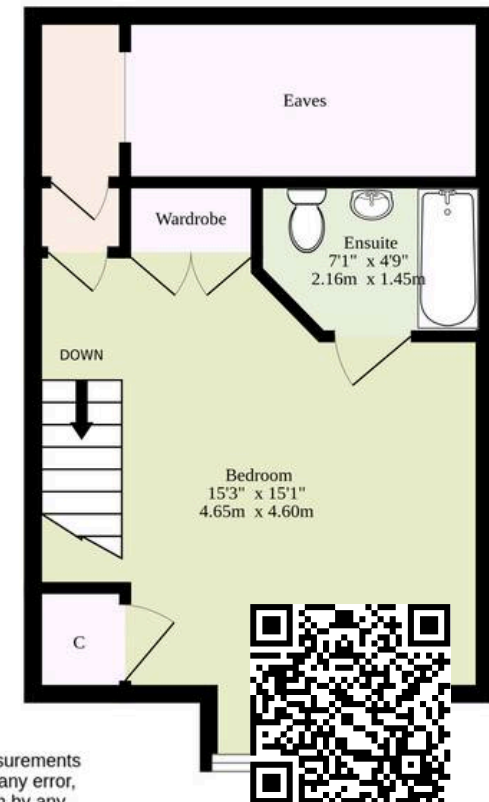
Ground Floor
561 sq.ft. (52.1 sq.m.) approx.



1st Floor
358 sq.ft. (33.3 sq.m.) approx.



2nd Floor
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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