



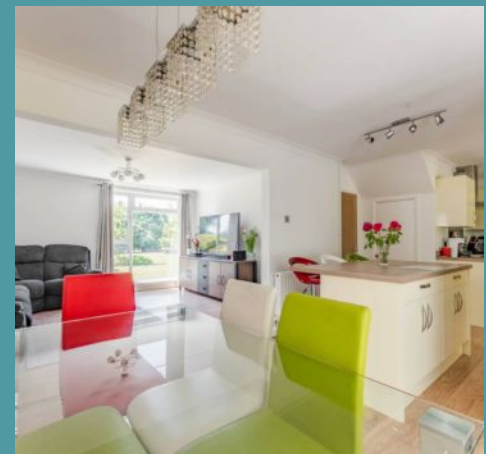
22 Cranleigh Rise, Norwich

In Excess of £425,000

22 Cranleigh Rise

Norwich, Norwich

Set within a quiet cul-de-sac in one of the most desirable residential pockets to the south of Norwich, this attractive detached chalet occupies a generous 0.2-acre plot backing onto mature woodland. From the moment you arrive, the setting feels calm and established, with an attractive frontage, spacious driveway, and well-tended garden offering a warm welcome. Inside, the property unfolds across more than 1,200 sqft of thoughtfully designed accommodation, blending everyday practicality with inviting social spaces. Whether you're a growing family, a couple wanting room to host, or simply looking for space to enjoy both indoors and out, this home offers versatility in abundance.





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Norwich, Norwich

Location

Cranleigh Rise enjoys a peaceful residential setting in the sought-after Eaton Rise area of Norwich. Well-regarded for its tree-lined streets and community atmosphere, the area offers convenient access to a range of local amenities including shops, cafés, and schools. The University of East Anglia, Norfolk and Norwich University Hospital, and the A11 are all within easy reach, making this a popular choice for professionals, families, and academics alike. Green spaces such as Eaton Park and Danby Wood are also nearby, providing scenic walking routes and outdoor leisure opportunities. Regular bus services connect the area to Norwich city centre, which lies just a short drive away and offers a wide variety of cultural attractions, restaurants, and retail options.





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Inside, the property unfolds across more than 1,200 sqft of thoughtfully designed accommodation, blending everyday practicality with inviting social spaces. Whether you're a growing family, a couple wanting room to host, or simply looking for space to enjoy both indoors and out, this home offers versatility in abundance.

Step through the front door into a central hallway, where the home opens up into a stylish open plan kitchen/breakfast room and lounge, perfectly suited to modern lifestyles and ideal for both relaxed everyday living and entertaining. The kitchen is fitted with sleek gloss units and a central island, opening into a bright and sociable lounge. From here, a spacious lean-to conservatory offers far-reaching views across the rear garden, creating a seamless indoor-outdoor connection. Also on the ground floor is a versatile third bedroom, a practical utility room, and access to the converted former garage, now used as a storage and study area.

Upstairs, the first floor hosts two double bedrooms, including a dual aspect second bedroom, and a modern family bathroom with a three-piece white suite.

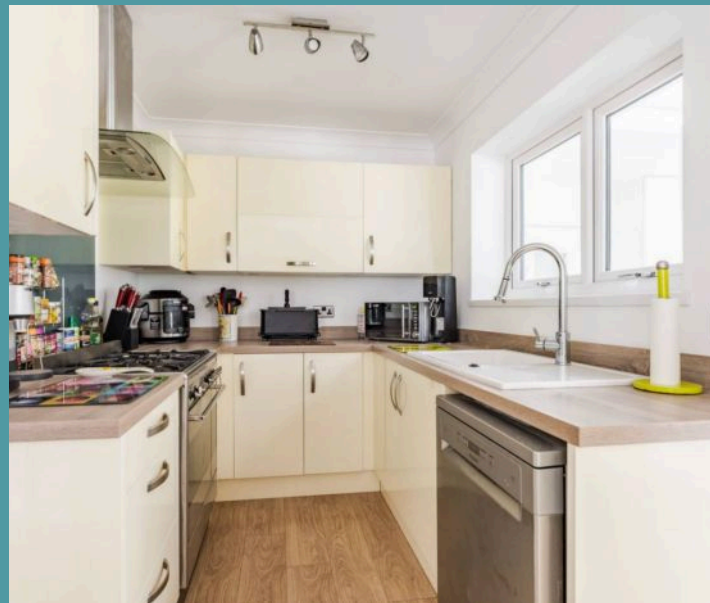




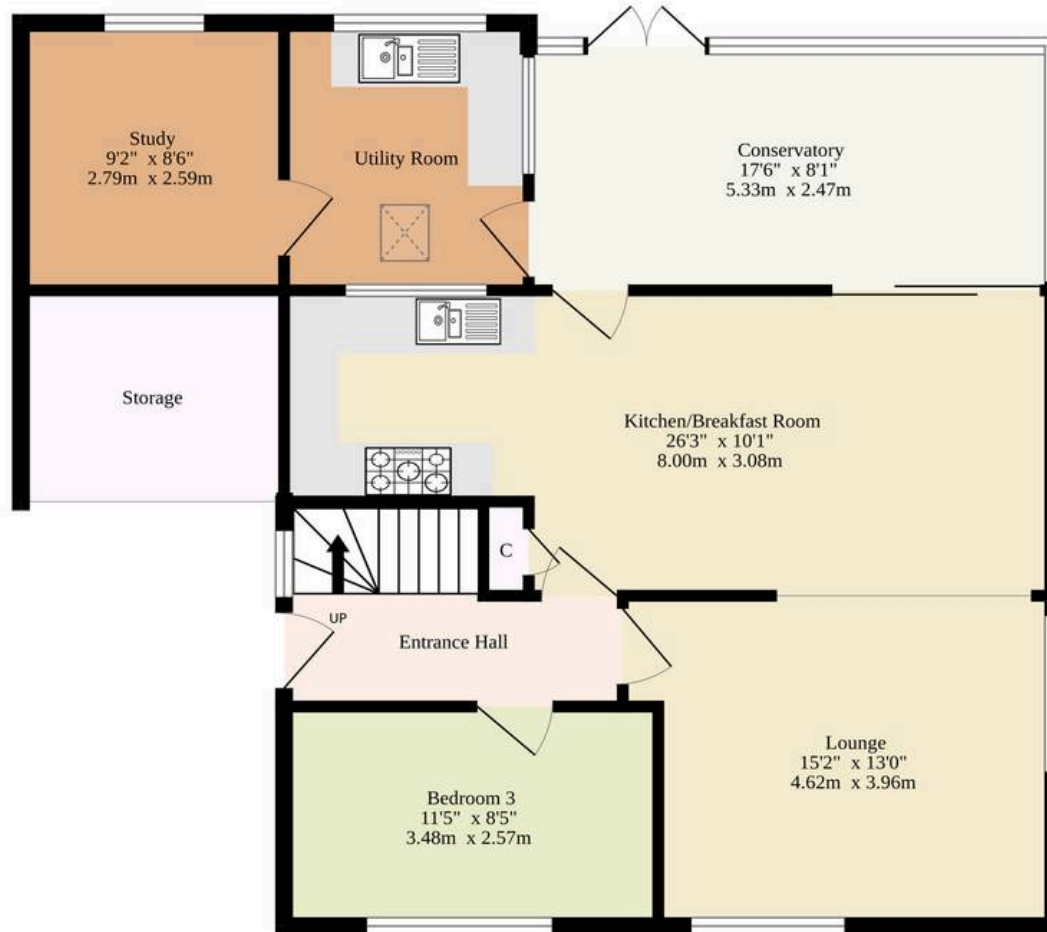
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Outside, the home is approached via a generous driveway offering off-road parking for multiple vehicles. The front garden includes a neat lawn, ornamental trees, and mature hedging. The rear garden is a true highlight, impressive in size, private, and bordered by mature planting and established trees. It backs directly onto woodland, providing a peaceful backdrop and direct connection to nature. A patio area adjoining the conservatory offers an ideal spot for dining, entertaining, or relaxing in the sun.

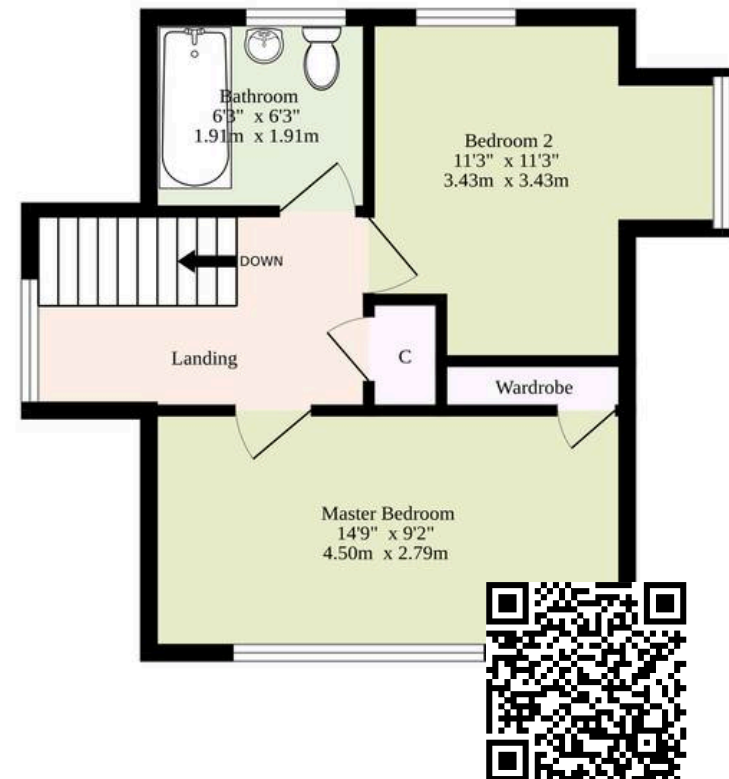
- Traditional detached chalet-style home tucked within a quiet cul-de-sac
- Boasting over 1,200 sqft of well-planned and versatile living space
- Recently improved throughout, including a stylish modern kitchen with gloss units and central island
- Open plan kitchen/breakfast room flowing into the lounge for flexible living
- Three bedrooms arranged across both floors, including a spacious dual aspect second bedroom
- New carpets throughout, newly decorated and newly installed bathroom
- Newly rebuilt chimney
- Mature plot of approximately 0.2 acres with front and rear gardens backing onto a private woodland garden area
- Generous driveway with ample off-road parking and former garage now offering storage and study space



Ground Floor
909 sq.ft. (84.4 sq.m.) approx.



1st Floor
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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