



18 Dunlin Drive, Cringleford

Norwich



Guide Price **£450,000**
Minors & Brady

18 Dunlin Drive

Cringleford, Norwich

In the ever-desirable village of Cringleford, this detached family home on Dunlin Drive combines generous proportions with a timeless sense of style. Set on a private drive with parking for four cars and a double garage, it offers both space and privacy in equal measure. The ground floor features a bright living room with patio doors to the garden, a separate dining room for formal or family meals, and a dedicated study – perfect for remote work or quiet moments. The well-appointed kitchen, complete with an adjoining utility room, creates a practical yet welcoming hub for everyday life. Upstairs, four double bedrooms – including a principal suite with en-suite – provide comfort and flexibility for both family and guests. Outside, mature gardens and a decked terrace with canopy create a serene setting for summer evenings and weekend gatherings.

- Four well-proportioned double bedrooms, including a principal suite with en-suite
- Private drive with generous parking for up to four vehicles
- Double garage offering secure storage and versatile use
- Two reception rooms for flexible family living and entertaining
- Light-filled kitchen and utility room with access to the garden
- Mature, established gardens with thoughtful landscaping
- Decked terrace with canopy – perfect for summer evenings and outdoor dining



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18 Dunlin Drive

Cringleford, Norwich

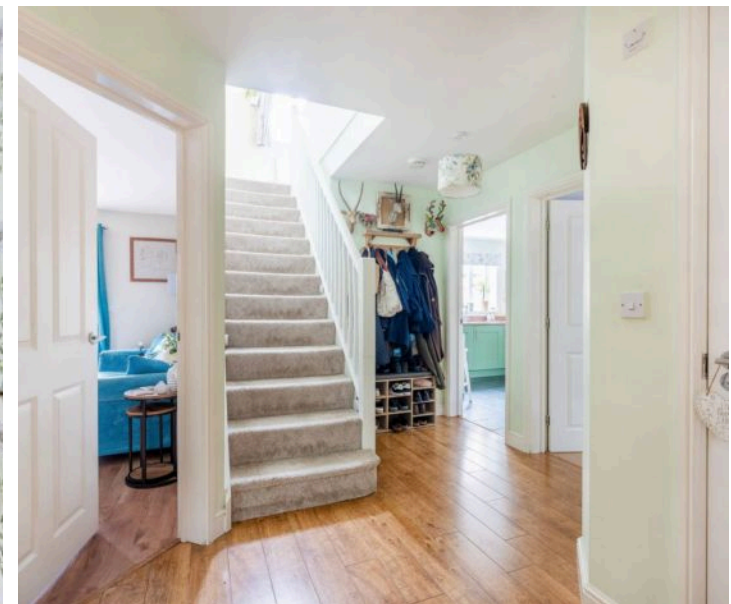
The Location

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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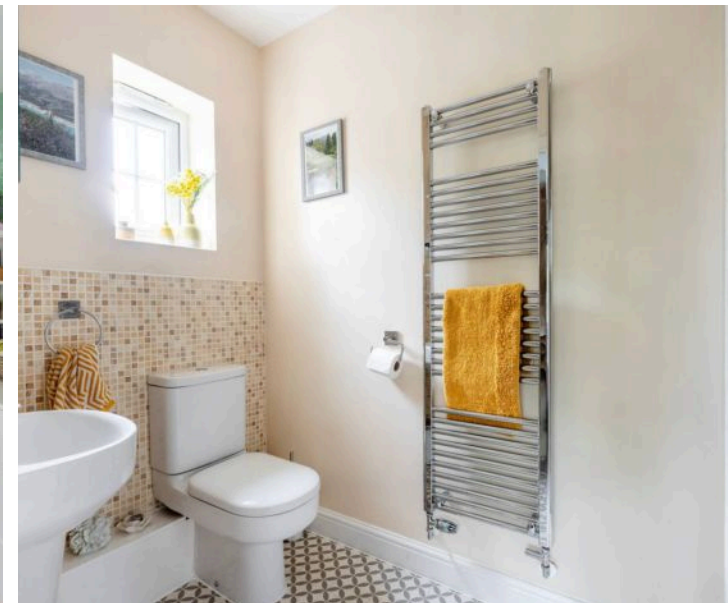
Cringleford, Norwich

Dunlin Drive, Cringleford

Set on a private drive in the sought-after village of Cringleford, this impressive detached home offers the perfect mix of space, style, and versatility. With four generous double bedrooms, a double garage, and parking for up to four vehicles, this property has been thoughtfully designed to meet the needs of modern family living.

The ground floor unfolds with a welcoming sense of space and light. The living room, with its patio doors opening directly onto the garden, is a space made for relaxed evenings and weekend gatherings. A separate dining room offers a more formal setting for family occasions or dinner parties, while the dedicated study provides the ideal spot for working from home or quiet reading. At the heart of the layout sits the kitchen, thoughtfully designed with generous storage and preparation space, flowing into an adjoining utility room that keeps everyday life beautifully organised.

Upstairs, the four double bedrooms offer a wonderful sense of space, with the principal bedroom benefiting from its own en-suite. Each bedroom has been designed with comfort and functionality in mind, making them ideal for families or hosting guests. A well-appointed family bathroom completes the upper floor.



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Outside, the mature, established gardens are a real highlight. Thoughtfully landscaped with planting and lawn, they provide a private haven to enjoy throughout the seasons. The decked terrace, complete with a canopy, creates the perfect spot for summer evenings and outdoor dining, while the generous driveway ensures ample parking alongside the double garage.

This is a home that offers both convenience and lifestyle – a rare find for those seeking space, privacy, and a welcoming setting in one of Norwich's most desirable locations.

Agents Note

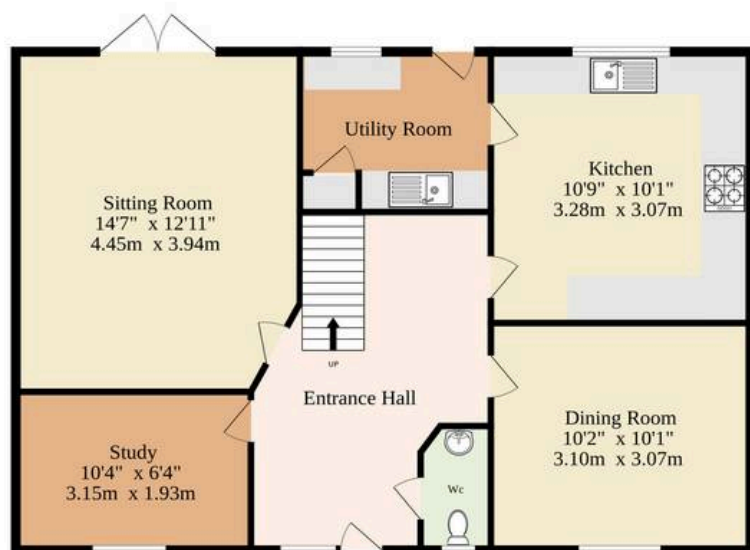
Sold Freehold

Connected to all mains services.

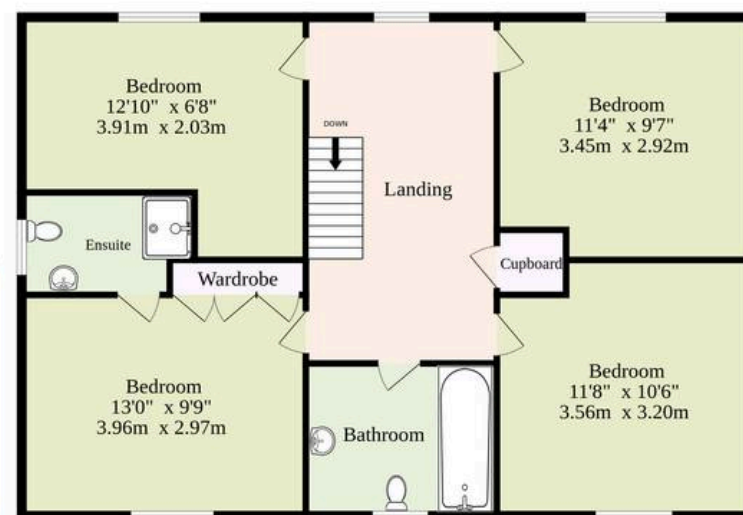


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Ground Floor
930 sq.ft. (86.4 sq.m.) approx.



1st Floor
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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Meet *Rosie*
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