



10 Haldane Drive, Cringleford

Norwich



Minors & Brady



# 10 Haldane Drive

Cringleford, Norwich

This chain-free, red-brick detached home combines modern design with a welcoming, family-focused layout. Set on a generous plot with a smart tarmac driveway, garage, and neat lawned frontage, it immediately impresses with its curb appeal. Inside, the spacious open-plan kitchen and dining area with a charming bay nook and patio doors forms the heart of the home, perfect for everyday living and entertaining. A separate sitting room with bay window, dedicated study or fifth bedroom, and practical utility with W.C. add to its versatility. Upstairs, four double bedrooms, including a well-appointed en-suite to the main, provide comfort and space for the whole family. The large, private rear garden offers a peaceful setting with minimal overlooking, completing this well-presented home.

- Attractive red-brick detached home
- Smart tarmac driveway and garage
- Welcoming entrance hall with flexible layout
- Spacious kitchen/diner with bay nook & garden access
- Separate utility and ground-floor W.C.
- Bright sitting room with bay window feature
- Study/home office or optional fifth bedroom
- Four double bedrooms, main with en-suite and built-in wardrobes
- Generous, private rear garden with minimal overlooking
- Offered with no onward chain



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## The Location

This sought-after village location is well-regarded for its strong community feel, excellent schooling options, and convenient access to key destinations. The area is served by well-rated primary schools and is within the catchment for reputable secondary education. Everyday essentials are close at hand, with local shops, a supermarket, cafés, and a pharmacy all within easy reach.

Transport links are highly convenient, with regular bus services and quick road access to the A11 and A47, making commuting straightforward. The University of East Anglia and Norfolk and Norwich University Hospital are both within comfortable walking or cycling distance, while Norwich city centre is just a short drive away.

The surrounding area offers a mix of residential streets, landscaped green spaces, and access to scenic countryside walks along the River Yare, providing a pleasant and practical setting for both families and professionals.

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## Haldane Drive, Cringleford

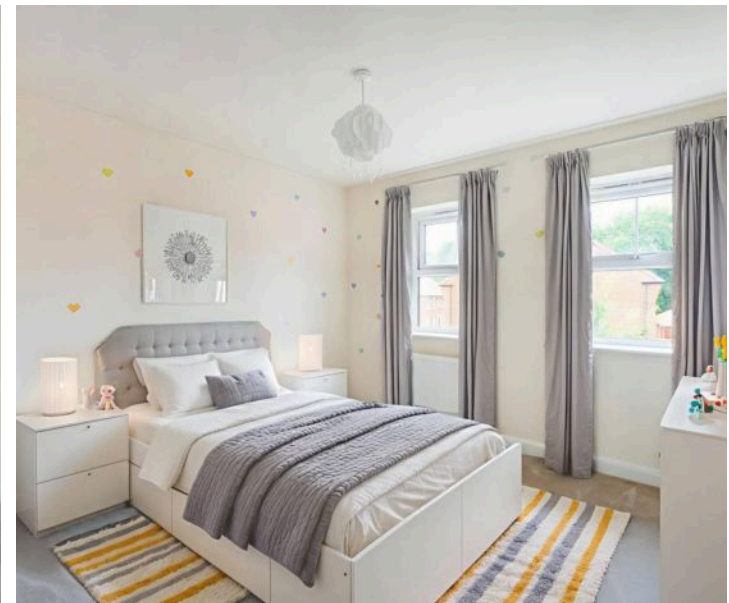
This beautifully presented red-brick detached home is designed with family living in mind, offering generous rooms, flexible spaces, and a large private garden with minimal overlooking. From the moment you arrive, the tarmac driveway, matching red-brick garage with smart black fronted door, and well-kept lawn with established shrubs create a warm and inviting first impression.

Inside, a wide entrance hall leads you into the heart of the home – a bright, open-plan kitchen and dining area with a charming bay nook, perfect for family meals. Patio doors open directly to the rear garden, making this a wonderful space for children to play while you cook or entertain.

A separate utility room keeps everyday essentials tucked away, and a convenient ground-floor W.C. adds practicality.

The spacious sitting room, complete with a feature bay window, provides a comfortable space to relax together in the evenings. A dedicated study offers flexibility as a home office or a fifth bedroom if needed, making the layout ideal for growing families.

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Upstairs, four well-proportioned double bedrooms offer plenty of space for everyone, with a stylish en-suite to the main bedroom and a modern family bathroom serving the rest.

The rear garden is a standout feature, generously sized, private, and ideal for outdoor games, summer barbecues, and creating family memories.

With its thoughtful layout, welcoming feel, and a location on the sought-after Cringleford Heights development, this home is ready to provide the perfect setting for family life. Offered with no onward chain.

### Agents Note

Sold Freehold

Connected to all mains services.

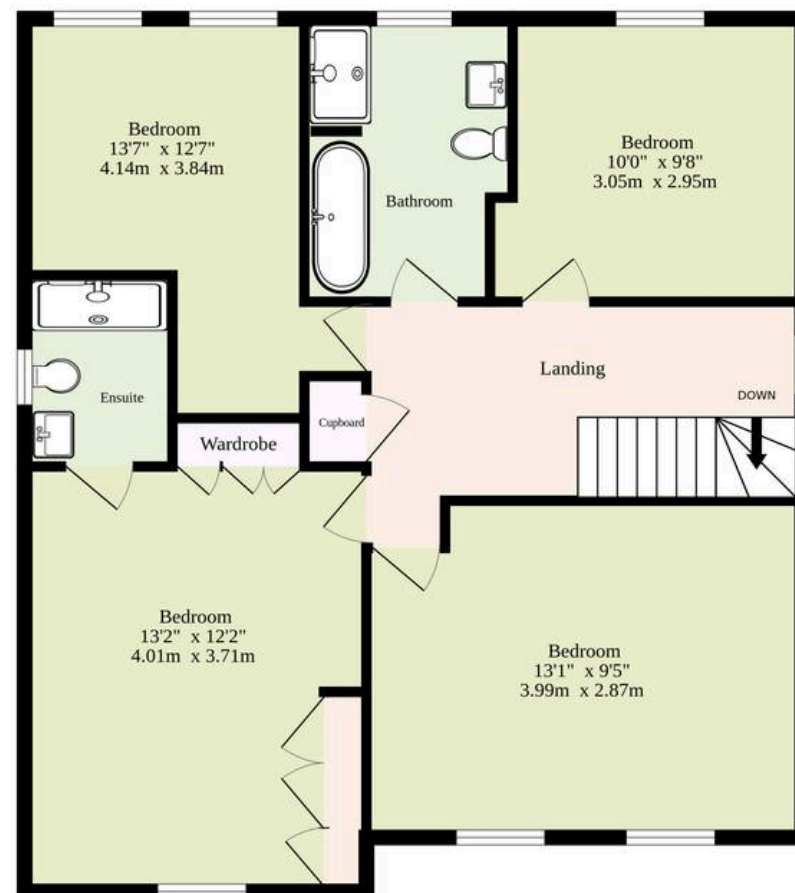


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**Ground Floor**  
1033 sq.ft. (96.0 sq.m.) approx.



**1st Floor**  
801 sq.ft. (74.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1834 sq.ft. (170.4 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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Meet *Tristan*  
Senior Property Valuer

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