



24 Rowan Way, Cringleford

Norwich

Minors & Brady

24 Rowan Way

Cringleford, Norwich

Enjoy modern family living in the sought-after Norfolk village of Cringleford, this semi-detached townhouse combines style, space, and practicality. The home features a bright and welcoming entrance hall leading to an open-plan kitchen, dining, and living area that flows effortlessly into a sunroom —perfect for relaxed family life or entertaining. The kitchen is fitted with quality cabinetry and integrated appliances, while four spacious bedrooms, including a principal suite with built-in wardrobes and a recently updated en-suite, offer comfort and flexibility. Outside, a landscaped garden with patio, decked terrace, and lawn provides a peaceful retreat, complemented by off-road parking for multiple vehicles and a garage.

Agents note

Freehold

This restrictive covenant prohibits the parking of vans above a certain size and caravans on the driveway.



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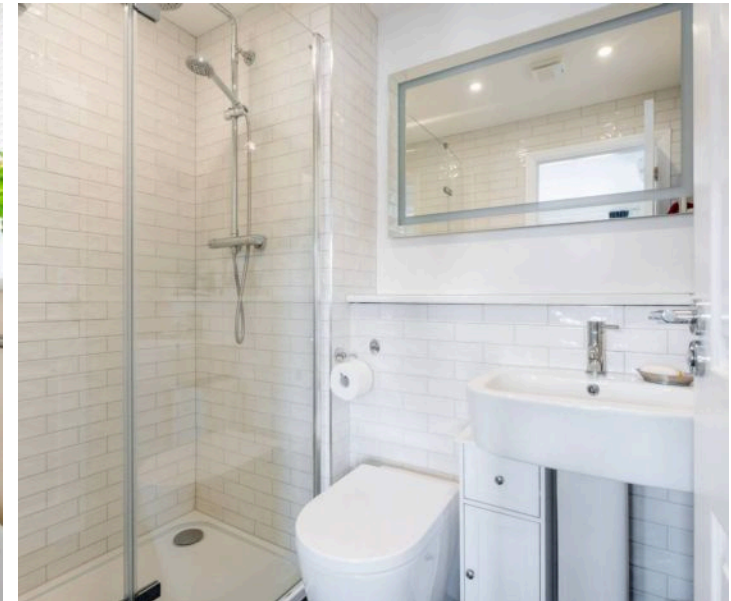


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24 Rowan Way

Cringleford, Norwich

- Semi-detached townhouse positioned in the Norfolk village of Cringleford
- Beautiful family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- Open-plan kitchen/dining/living room that leads into a sun room, creating an effortless flow for family living or entertaining guests
- Kitchen equipped with quality wall and base cabinetry, an integrated oven, a dishwasher and a fridge/freezer
- Four bedrooms across both the upper floors, one of which is a principal flaunting built-in wardrobes and a private en-suite
- Family bathroom comprising of a modern three-piece suite
- A private, landscaped garden featuring a patio area, a decked terrace, a maintained lawn and planted beds
- A driveway providing off-road parking for multiple vehicles and a garage for storage options
- Close to local shops, catchment schools for all ages, healthcare facilities and transport links



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Location

Rowan Way is a quiet, modern residential street nestled in the picturesque village of Cringleford, just a few miles southwest of Norwich city centre in Norfolk. The area combines a peaceful, village atmosphere with easy access to urban amenities, making it popular with families and professionals alike. Local shopping needs are well catered for, with nearby convenience stores, small supermarkets, and a handful of cafes and pubs within walking distance. For education, Cringleford hosts primary schools within easy reach, while several secondary schools in Norwich are accessible by a short drive or bus ride.

Healthcare facilities are convenient, with local GP practices nearby and the larger Norfolk and Norwich University Hospital a short journey away. Rowan Way benefits from strong transport links: regular bus services connect the village to Norwich, while the A11 and A47 provide quick road access to surrounding towns and the broader region. The area is also ideal for walking and cycling, with green spaces and parks within the village, fostering a strong sense of community and offering a balance of rural charm and modern living.



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Designed with family life in mind, the home showcases spacious and flexible accommodation, ready to adapt to your personal style and needs.

Step into the welcoming entrance hall, bright and airy, leading seamlessly to a convenient WC. The heart of the home is the open-plan kitchen, dining, and living area, which flows effortlessly into a sunroom—an ideal space for relaxed family gatherings or entertaining friends. The kitchen itself is thoughtfully fitted with high-quality wall and base cabinetry, an integrated oven, dishwasher, and fridge/freezer, combining style with practical functionality.

Upstairs, four generous bedrooms provide ample space for the whole family. The principal bedroom is complete with built-in wardrobes and a recently updated private en-suite. A modern three-piece family bathroom, located on the first floor, serves the remaining bedrooms, offering contemporary comfort throughout.

Outside, the property continues to impress with a private, landscaped garden. Enjoy sunny afternoons on the patio or decked terrace, while the well-maintained lawn and planted beds create a charming backdrop for outdoor living. Practicality meets convenience with a paved driveway offering off-road parking for multiple vehicles and a garage providing additional storage options.

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Ground Floor
733 sq.ft. (68.1 sq.m.) approx.

1st Floor
456 sq.ft. (42.4 sq.m.) approx.

2nd Floor
398 sq.ft. (37.0 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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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Dreaming of this home? Let's make it a reality



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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