



13 Oriole Drive, Cringleford

Norwich



Minors & Brady

13 Oriole Drive

Cringleford, Norwich

Set within the highly sought-after Round House Park development, this beautifully presented three-bedroom townhouse offers versatile living across three well-planned floors. Tucked away from the main road, it enjoys a peaceful position while remaining perfectly placed for easy access to Norwich city centre, local schools, NNUH, UEA and excellent transport links. The ground floor features a spacious lounge with an inviting electric fireplace and a contemporary kitchen-diner opening directly onto the rear garden, creating a space for everyday living. Two generously sized bedrooms and a modern family bathroom occupy the first floor, while the top floor is dedicated to an impressive main bedroom with a dressing area, built-in storage, and a private en-suite. Outside, the south-west facing garden is designed for low maintenance, featuring a decked seating area and artificial lawn. Completing the property is a single garage and private parking space, accessed via a rear gate.





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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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Oriole Drive, Cringleford

This beautifully presented three-bedroom townhouse is set within the highly desirable Round House Park development, offering spacious and versatile accommodation arranged over three floors.

Positioned away from the main road, the property enjoys a quiet setting while still providing convenient access to local schools, the city centre, NNUH, UEA, and excellent transport links, making it a fantastic choice for families and professionals seeking a well-connected home.

The ground floor features a welcoming entrance hall leading to a generously sized lounge with an attractive electric fireplace, creating a warm and inviting atmosphere. To the rear of the property, the contemporary kitchen and dining area benefit from a modern fitted design with integrated appliances and direct access to the rear garden, making it an ideal space for everyday living and entertaining.

A ground-floor WC completes the layout on this level.



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Upstairs, the first floor offers two well-proportioned bedrooms served by a stylish family bathroom with a shower over the bath. The top floor is dedicated to a superb main bedroom, complete with its own dressing area, built-in storage, and a private en-suite shower room, providing a comfortable and secluded setting. Outside, the property enjoys a south-west facing rear garden designed for low maintenance. A raised decked seating area provides the perfect spot for relaxing or outdoor dining, with steps leading down to an artificial lawn and a shingle-planted bed.

A gate at the rear of the garden gives access to a nearby residents' parking area, where the property benefits from a single garage and an allocated parking space in front.

Agents Note

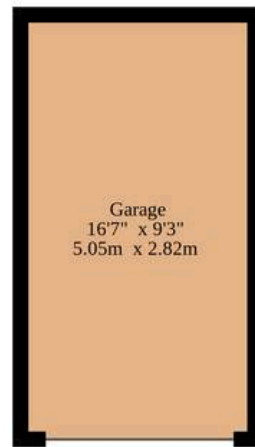
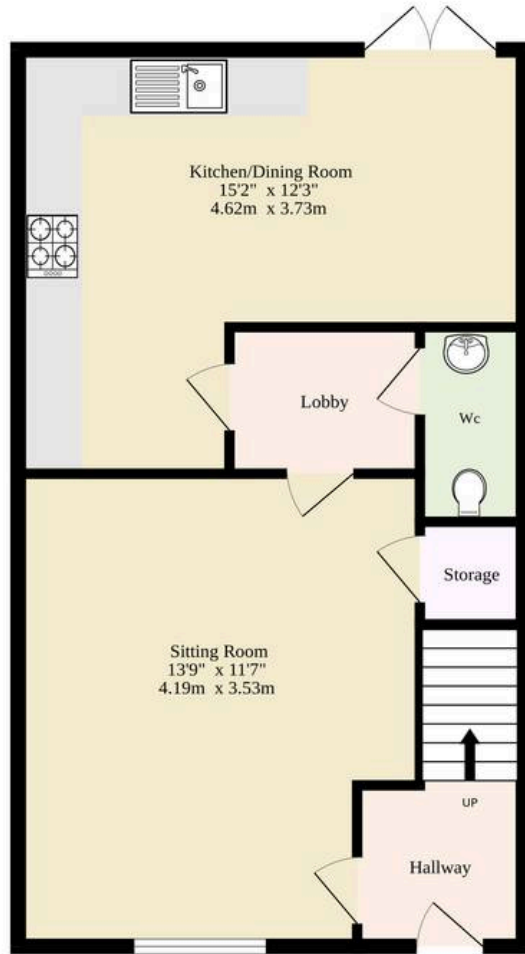
Sold Freehold

Connected to all mains services.

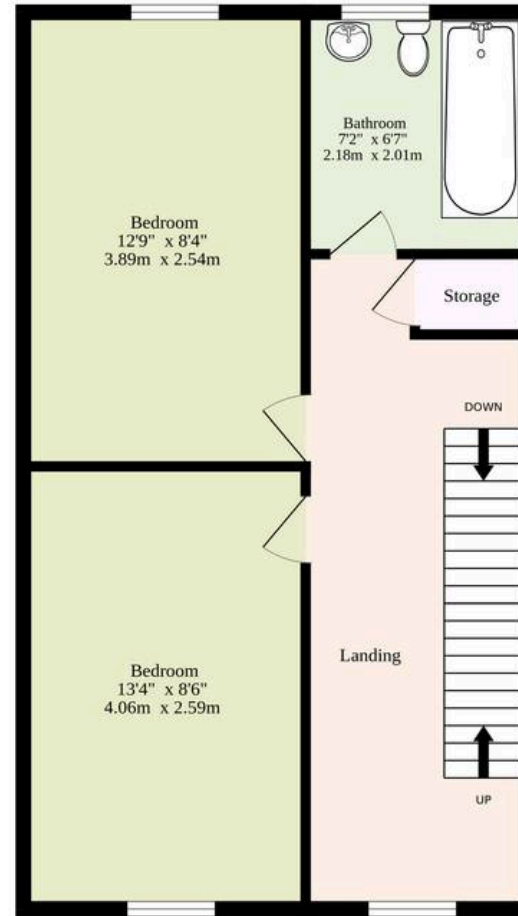


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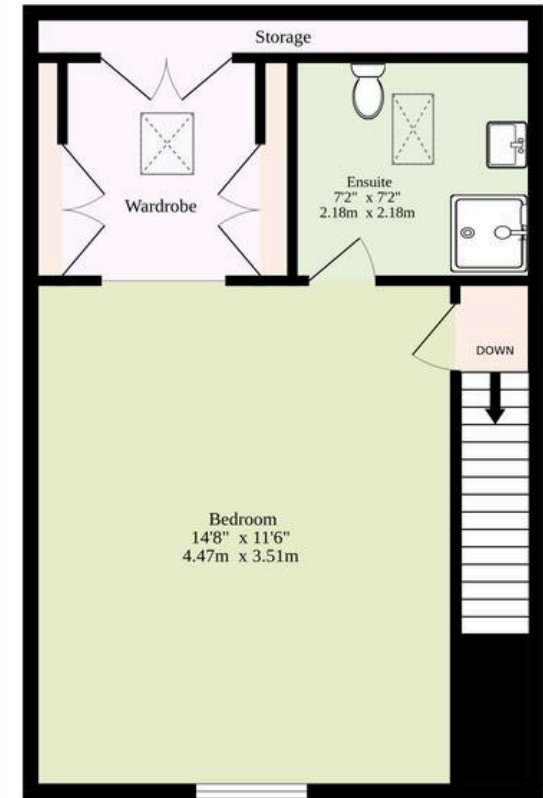
Ground Floor
558 sq.ft. (51.8 sq.m.) approx.



1st Floor
415 sq.ft. (38.6 sq.m.) approx.



2nd Floor
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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



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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady
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