



3 Tulip Gardens, Cringleford

Norwich

Guided tour  £475,000 - £500,000  
Minors & Brady

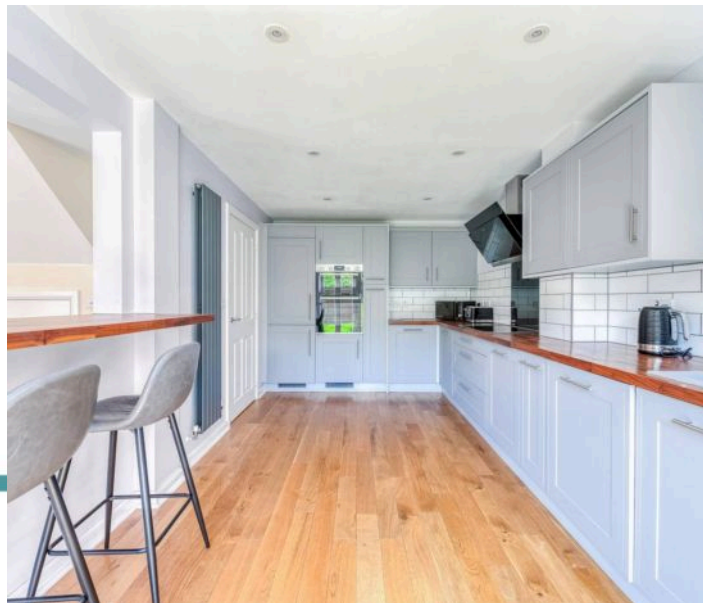


## 3 Tulip Gardens

### Cringleford, Norwich

Step into modern family living at its finest in the heart of Cringleford's most coveted neighborhood. This stunning detached home offers six spacious double bedrooms across three thoughtfully designed floors, perfectly balancing style and function. Flooded with natural light and featuring elegant oak flooring throughout, the interiors create a warm and inviting atmosphere. The contemporary kitchen and bright lounge open seamlessly onto a private, walled garden ideal for entertaining or relaxing in peace. With three en-suite bathrooms, a study, and excellent parking including a tandem driveway and garage, this home effortlessly supports busy family life. Perfectly positioned for easy access to top schools, the Norfolk and Norwich Hospital, and the University of East Anglia.

- Spacious detached family home with six double bedrooms
- Three bedrooms with modern en-suite bathrooms
- Elegant solid oak flooring throughout the entire house
- Bright and airy living room with French doors opening to the garden
- Contemporary kitchen/breakfast room with integrated appliances
- Versatile study or formal dining room ideal for working from home
- Walled and fully enclosed rear garden with lawn and paved patio
- Tandem driveway and garage with power and lighting for secure parking
- Fibre broadband connectivity and gas central heating throughout
- Convenient location near top schools, Norfolk & Norwich Hospital, and UEA





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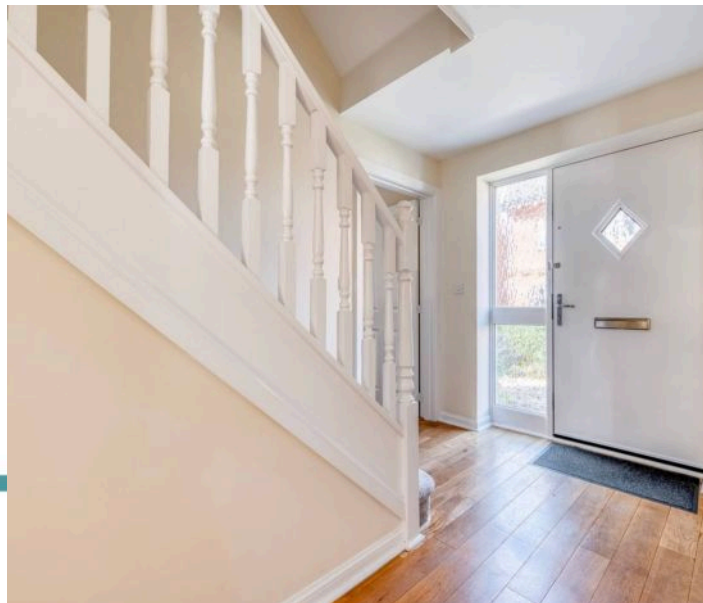
Cringleford, Norwich

### 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

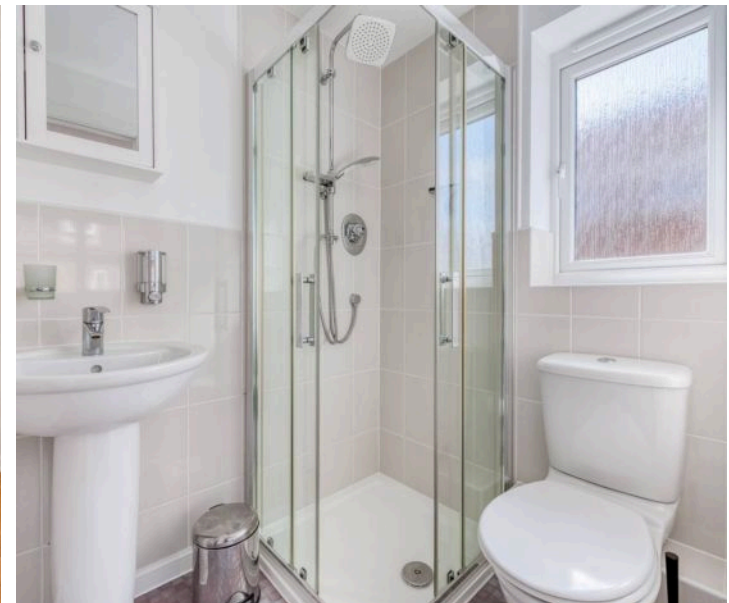
### Tulip Gardens, Cringleford

This beautifully presented detached family home offers extensive living accommodation set over three floors, perfectly designed to meet the needs of a large or growing family. Situated in a quiet cul-de-sac in a sought-after South Norwich location, the property combines comfort, style and convenience.

Upon entering, you are welcomed by a bright entrance hall featuring elegant solid oak flooring that continues throughout the home, creating a seamless flow and a warm atmosphere. The ground floor includes a versatile study or formal dining room ideal for working from home or hosting guests and a handy guest WC.

The heart of the home is the spacious lounge, bathed in natural light from the French doors that open onto the rear garden, offering an inviting space to relax or entertain. Adjacent is the well-appointed kitchen and breakfast room, featuring a range of modern units with solid wood work surfaces, integrated appliances including dishwasher, washing machine, fridge/freezer, and a gas-fired central heating boiler.

The kitchen also benefits from French doors with sidelights, providing a lovely view and direct access to the garden.



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### 3 Tulip Gardens

Cringleford, Norwich

Upstairs on the first floor, you'll find four generously sized double bedrooms, three of which enjoy the convenience of en-suite bathrooms with contemporary fittings and tiled finishes. The family bathroom features a bath with shower attachment, a WC, and a basin, designed with practical yet stylish touches. The second floor provides two additional double bedrooms, including the impressive master suite with its own en-suite shower room and Juliet balcony, perfect for enjoying morning views or fresh air. Both rooms are bright and spacious, with ample storage and loft access.

Outside, the property boasts a walled and fully enclosed rear garden laid mainly to lawn with a paved patio area—perfect for outdoor dining and family gatherings. The garden benefits from feature lighting, enhancing usability in the evenings. The front of the home includes low-maintenance landscaping and a tandem driveway leading to a garage equipped with power and lighting, offering secure parking for multiple vehicles.

Additional practical benefits include fibre broadband connectivity throughout the property, ensuring fast and reliable internet access, gas central heating, double glazing, and excellent transport links via nearby bus services, as well as quick routes to the A47 and A11. Its proximity to key local amenities, the Norfolk and Norwich Hospital, and the University of East Anglia makes this home ideally located for families and professionals alike.



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## 3 Tulip Gardens

Cringleford, Norwich

Offered with no onward chain, this stunning property presents a rare opportunity to acquire a spacious, elegant, and well-situated family home ready to move straight into.

### Agents Note

Sold Freehold

Connected to all mains services.



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Ground Floor  
761 sq.ft. (70.7 sq.m.) approx.



1st Floor  
540 sq.ft. (50.2 sq.m.) approx.



2nd Floor  
452 sq.ft. (42.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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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