



3 Woolhouse Way, Cringleford

Norwich



Minors & Brady

3 Woolhouse Way

Cringleford, Norwich

Nestled in one of Cringleford's most sought-after streets, this four-bedroom home combines classic charm with modern living. Its red brick façade and landscaped frontage hint at the quality within. Inside, herringbone flooring runs seamlessly through the entrance hall, study, sitting room, and the spacious kitchen diner with a bay nook and patio doors leading to the garden. The kitchen, finished in neutral tones with monochrome fixtures and integrated appliances, is complemented by a practical utility room. Upstairs, the master suite boasts a sleek shower ensuite, alongside three further bedrooms and a four-piece family bathroom. Outside, a private garden and side tandem driveway with garage offer space, convenience, and versatility. With excellent connections to the city, the A47, and local amenities, this property is ideal for families seeking both comfort and accessibility.

- Side tarmac tandem driveway leading to a black-fronted garage
- Spacious entrance hall with herringbone flooring throughout the ground floor
- Versatile front-facing study, ideal for home working
- Inviting sitting room providing a comfortable family space
- Large free-flowing kitchen diner with bay nook and patio doors to the garden
- Kitchen finished in neutral tones with monochrome fixtures and integrated appliances
- Utility room for added convenience
- Four well-proportioned bedrooms, including a master with modern shower ensuite
- Private, generous rear garden offering space and privacy, perfect for families



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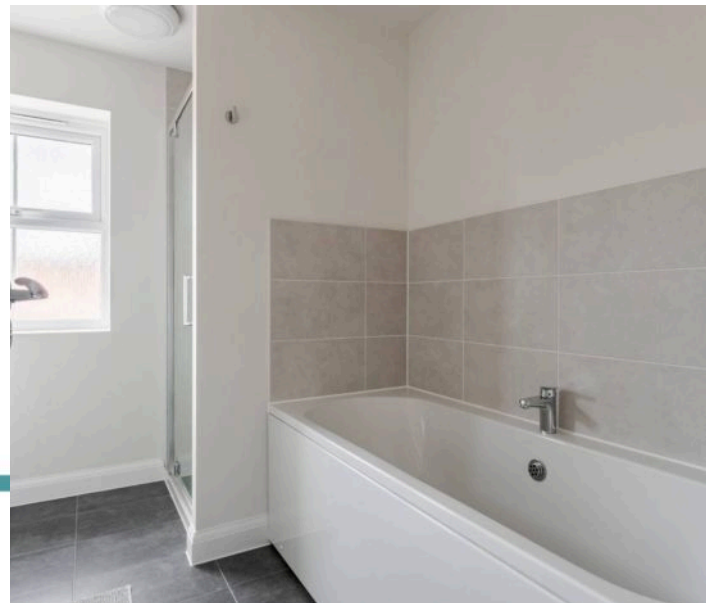
The Location

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 village itself combines a strong sense of community with the convenience of modern living, providing a welcoming environment for residents of all ages.

The area benefits from excellent transport connections. Frequent bus services link directly to the city centre, while major road networks, including the nearby A11 and easy access to the Earlham Road, ensure that commuting or travelling further afield is straightforward. The Thickthorn junction, in particular, provides a quick route onto the A11, making journeys toward Cambridge, London, or the wider Norfolk area remarkably simple.

Cringleford is also well positioned for those working at the Norfolk and Norwich University Hospital or studying at the UEA, both of which are within easy reach by foot, bike, or a short drive, making daily commutes convenient and stress-free.

Despite its connectivity, the village remains embraced by leafy surroundings and open countryside. Residents enjoy riverside walks, green spaces, and the chance to unwind in a quiet environment. Cringleford perfectly balances the best of both worlds: a slower pace of life amid natural beauty, without ever feeling far removed from the vibrancy and amenities of the city.



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Woolhouse Way, Cringleford

This charming four-bedroom home, set in the sought-after Cringleford area, boasts a classic red brick exterior complemented by a well-maintained lawn and shrubbed frontage. A side tarmac tandem driveway leads to a black-fronted garage at the end, offering convenient off-road parking.

Inside, the property welcomes you with a spacious entrance hall, leading to a versatile study featuring a front-facing window, perfect for working from home. The sitting room provides a comfortable and inviting space for relaxation, while a convenient ground floor WC adds to the practicality of this family home.

The heart of the home is the large, free-flowing kitchen diner, which features a charming bay nook and patio doors opening directly onto the garden. Herringbone flooring flows throughout the ground floor, creating a sense of elegance and continuity.

The kitchen is finished in neutral tones, paired with monochrome fixtures and integrated appliances, and is complemented by a handy utility room.



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Upstairs, there are four well-proportioned bedrooms, including a master suite with a modern shower ensuite. A further family bathroom features a four-piece suite, catering perfectly to family life.

The property also benefits from a generous, private garden, providing an ideal space for outdoor entertaining or family play. With excellent connections to both the city and the A47, this home offers the perfect combination of convenience and comfort, making it an ideal choice for families seeking a stylish and practical residence.

Agents Note

Sold Freehold

Connected to all mains services

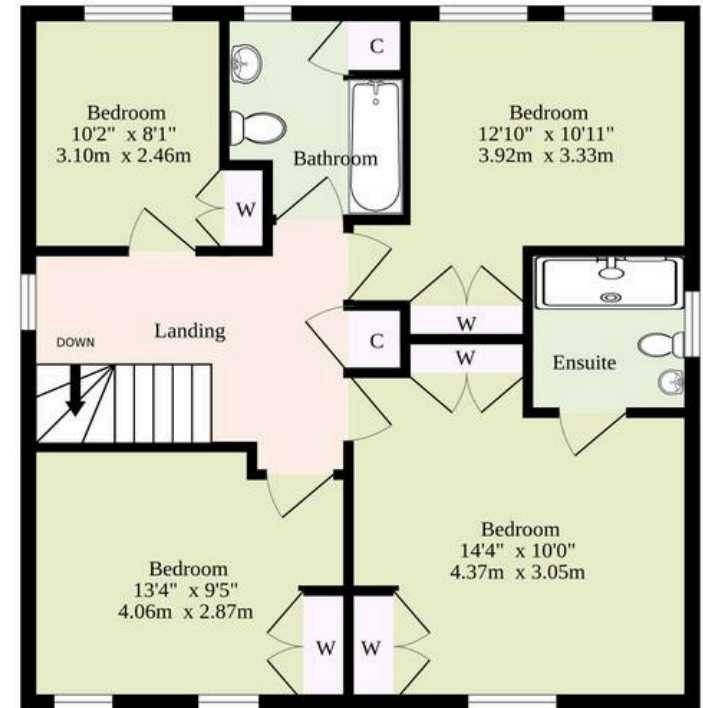
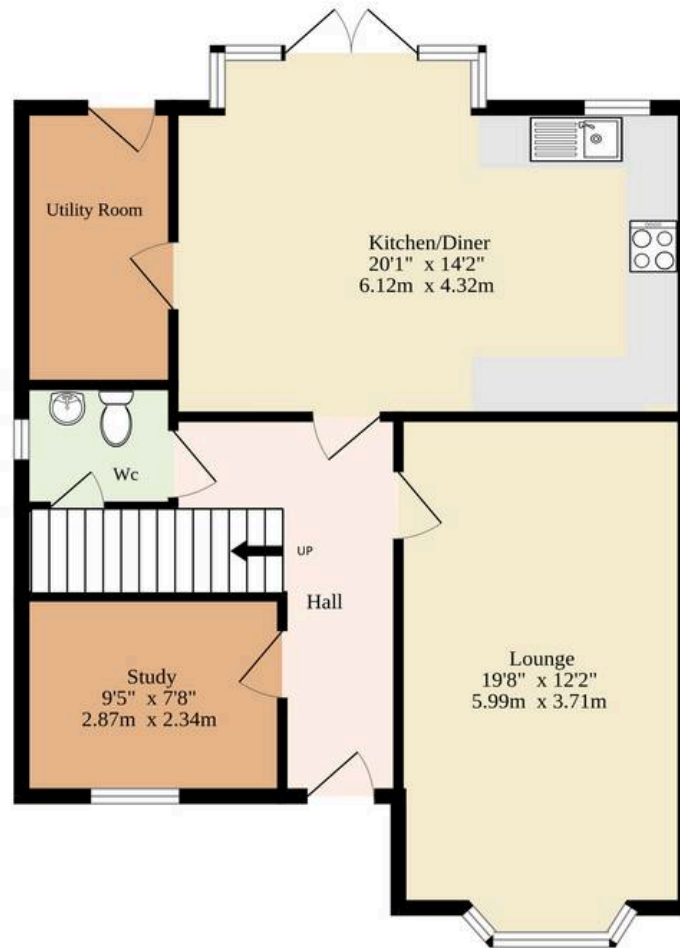
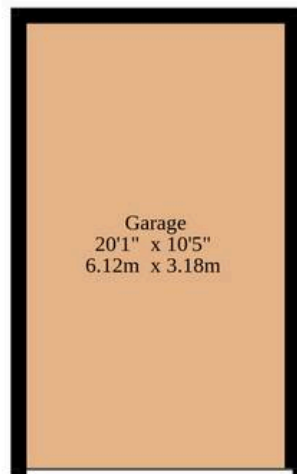
Maintenance: £250 paid annually



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Ground Floor
974 sq.ft. (90.5 sq.m.) approx.

1st Floor
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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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Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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