



24 Verbena Road, Cringleford

Norwich



Guide Price
Minors & Brady

24 Verbena Road

This modern mid-terrace home is set in a quiet cul-de-sac within the sought-after Round House Park development in Cringleford. Beautifully presented throughout, it offers two spacious double bedrooms, a stylish family bathroom, and a practical downstairs WC. The bright open-plan living and dining area opens onto a private rear garden with patio and lawn, perfect for relaxing or entertaining. A contemporary fitted kitchen provides sleek finishes and modern appliances. The property benefits from gas central heating and double glazing for year-round comfort. Outside, there is a single garage and two additional parking spaces directly in front. Ideally located close to Norwich city centre, the Norfolk & Norwich Hospital, and the University of East Anglia, this home blends convenience, comfort, and modern living.

- Two beautifully proportioned double bedrooms offering space and comfort
- Sleek, modern fitted kitchen with high-quality finishes and integrated appliances
- Bright and airy open-plan living/dining area with French doors leading to the garden
- Stylish family bathroom complemented by a handy downstairs WC
- Private, fully enclosed rear garden with a perfect blend of patio and lawn – ideal for relaxing or entertaining
- Single garage plus two additional parking spaces directly in front for convenience
- Energy-efficient gas central heating and double glazing throughout
- Peaceful cul-de-sac setting within the highly sought-after Round House Park development
- Excellent location close to Norwich city centre, Norfolk & Norwich Hospital, and UEA





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24 Verbena Road

Cringleford, Norwich

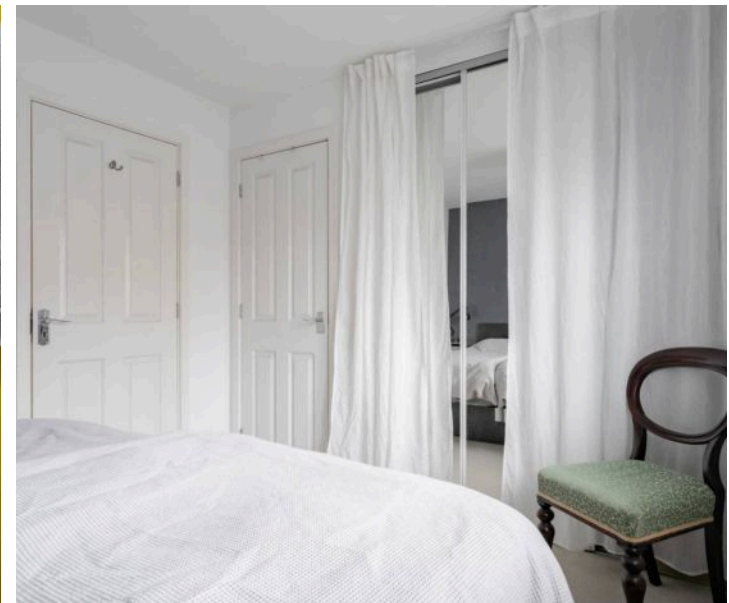
The Location

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 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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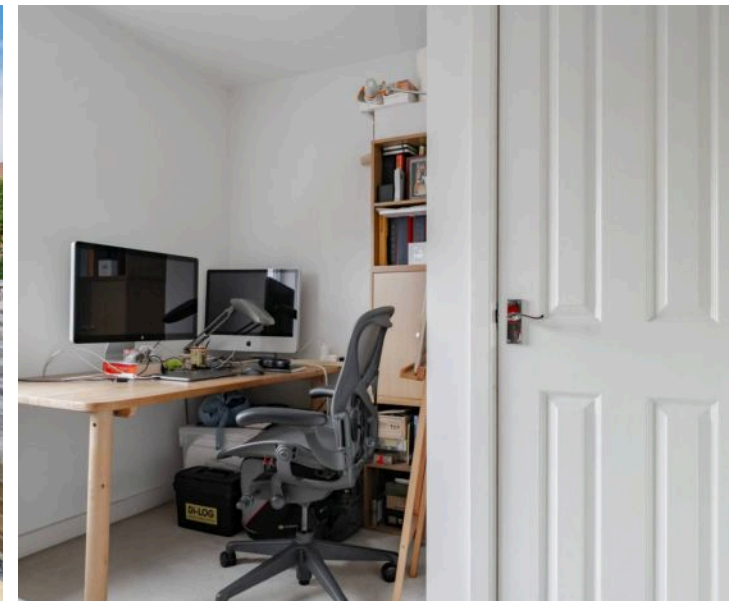
Cringleford, Norwich

Verbena Road, Cringleford

Tucked away in a peaceful cul-de-sac within the desirable Round House Park development, this beautifully presented mid-terrace home offers the perfect blend of modern comfort and practical living. With two generous double bedrooms, a private garage, two additional parking spaces, and an enclosed rear garden, this property is ideal for professionals, small families, or those looking to downsize without compromise.

The interior is immaculate throughout, with a welcoming hallway leading to a contemporary fitted kitchen featuring sleek cabinetry and integrated appliances. A convenient downstairs WC adds practicality, while the spacious open-plan living and dining area provides a bright and airy space for everyday living and entertaining. French doors open directly onto the private rear garden, complete with a patio and lawn – perfect for summer evenings or relaxed weekends outdoors.

Upstairs, two well-proportioned double bedrooms provide ample space and comfort, complemented by a stylish family bathroom finished to a high standard. The home benefits from gas central heating and double glazing, ensuring warmth and efficiency year-round.



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Outside, the property offers excellent parking options with a single garage and two private spaces positioned directly in front. Set in a quiet and friendly location, this home enjoys easy access to Norwich city centre, the Norfolk & Norwich University Hospital, and the University of East Anglia, making it a highly convenient and sought-after address.

This exceptional home combines contemporary style, a practical layout, and a superb location – a perfect opportunity to enjoy modern living in one of Cringleford's most popular developments.

Agents Note

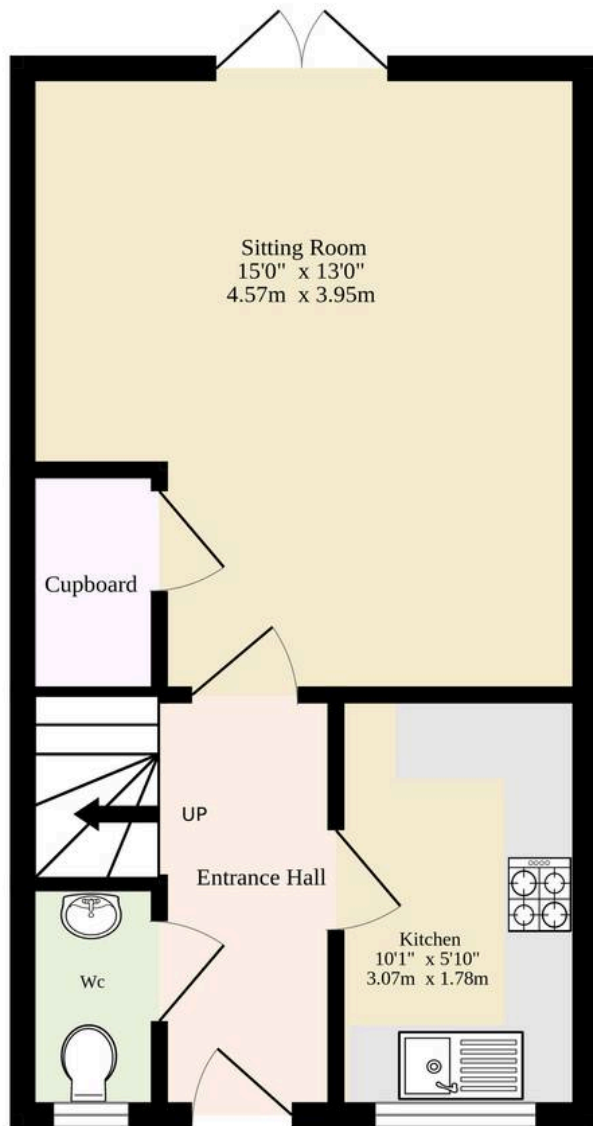
Sold Freehold

Connected to all mains services.

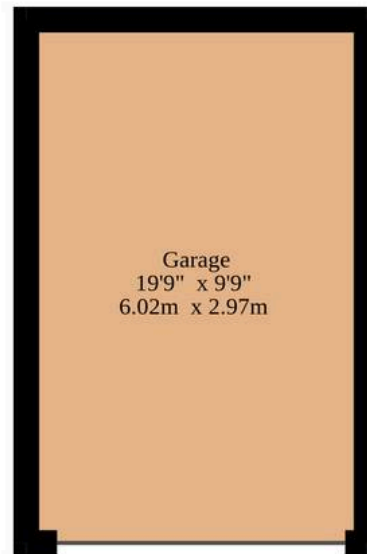
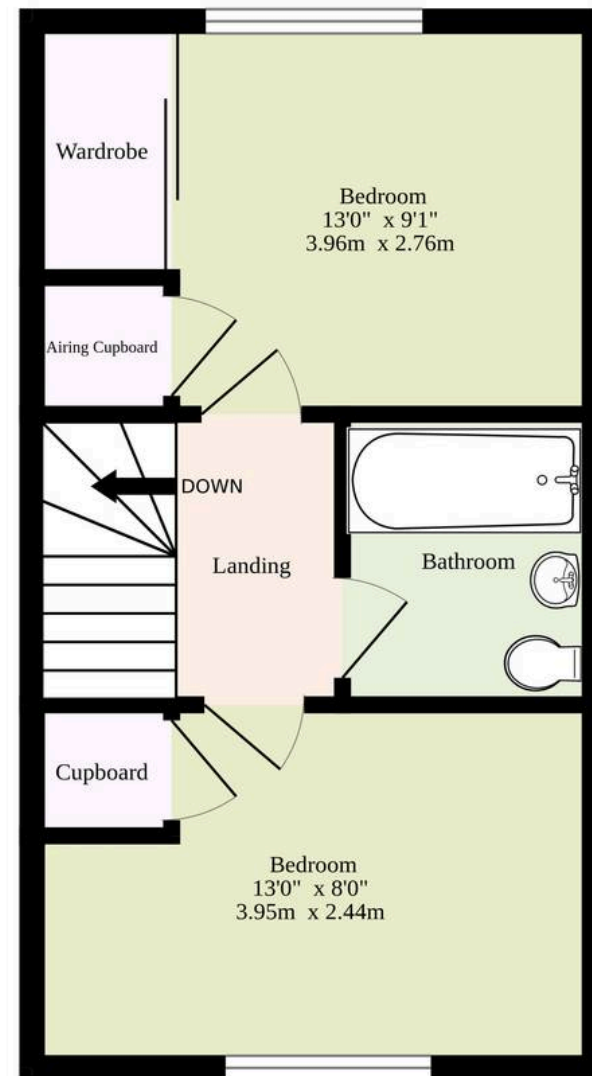


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Ground Floor
594 sq.ft. (55.2 sq.m.) approx.



1st Floor
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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