



4 Brown Close, Cringleford

Norwich



Minors & Brady

4 Brown Close

This beautifully maintained four-bedroom detached home occupies a desirable corner plot, offering extra space and privacy rarely found in similar properties. Having had just one careful owner since new, it comes to market in immaculate condition and with no onward chain, making for a smooth, hassle-free move. The home's neutral décor throughout creates a fresh and timeless backdrop, ready for personal touches. Generous room proportions enhance the sense of comfort and flexibility across both floors. The open-plan kitchen and dining area forms a welcoming social hub, with doors leading directly to the garden's patio and lawn. A separate lounge and study provide versatile spaces for relaxation and work. Upstairs, four spacious bedrooms — including an en suite main — cater perfectly to family living. With its thoughtful layout, prime corner setting, and move-in-ready presentation, this property offers a standout opportunity in its class.

- Prime corner plot position offering extra space, privacy, and kerb appeal
- No onward chain – ready for an effortless move-in
- One careful owner since new, showcasing exceptional upkeep and pride of ownership
- Stylish neutral décor throughout, providing a fresh, move-in-ready feel
- Generous room proportions with a spacious, welcoming entrance hall
- Modern open-plan kitchen and dining area – perfect for family living and entertaining
- Bright dual-aspect lounge with French doors to the garden
- Separate study/home office, ideal for remote working or hobbies
- Well-designed outdoor space with patio terrace and level lawn
- Detached garage and driveway offering ample off-road parking and storage





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The Location

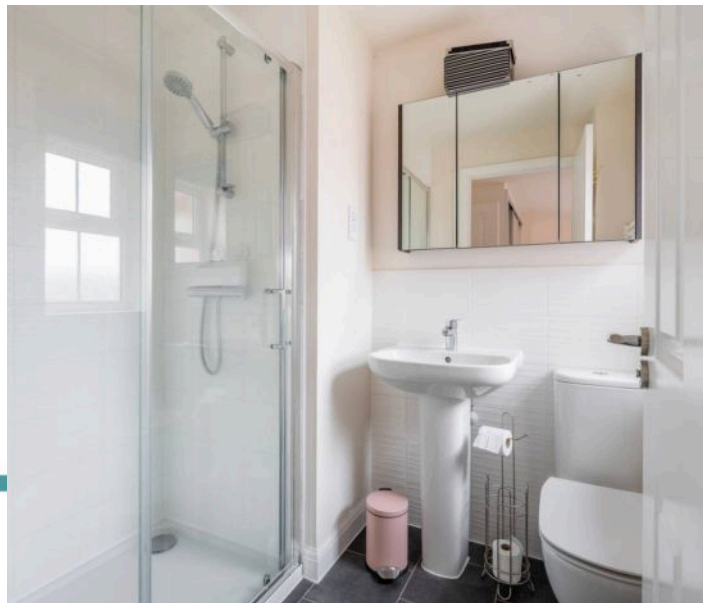
Cringleford enjoys a reputation as one of Norwich's most desirable suburbs, a village that offers both calm and connectivity in equal measure. With a wealth of everyday amenities close to hand, including local shops, play areas, and well-regarded schools, it's particularly popular with families and professionals 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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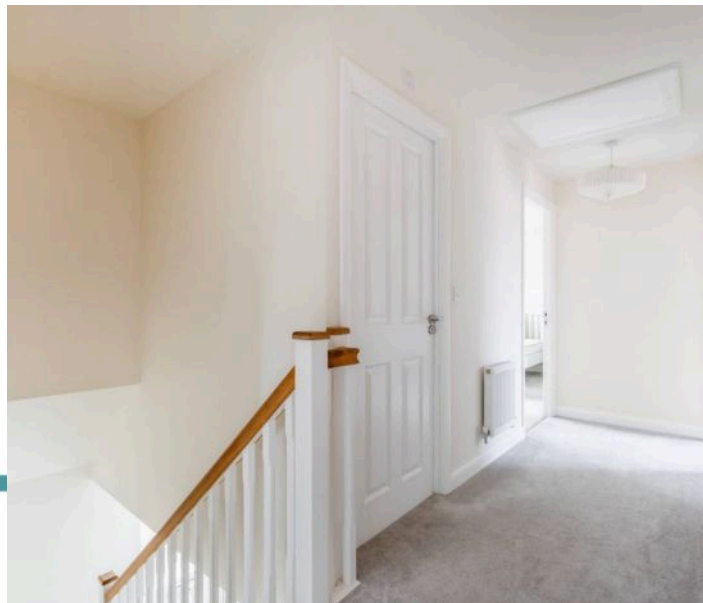
Brown Close, Cringleford

This well-maintained four-bedroom detached home sits proudly on a generous corner plot and is ready to move straight into. The property has been owned and carefully looked after by the same owners since new, reflecting the care and attention that has gone into maintaining it.

The décor throughout is super neutral, providing a clean and welcoming feel and making it easy for the next owners to put their own stamp on the home.

A large entrance hall creates a lovely sense of space on arrival, a feature often overlooked and leads to all main rooms. The open-plan kitchen and dining area is the hub of the home, ideal for cooking, dining, and keeping things social. Patio doors open onto a terraced area with a clear step down onto the lawn, offering a great outdoor layout where adults can relax and dine while children play nearby. The adjoining utility room provides additional workspace, handy storage, and access to the rear garden.

The lounge enjoys plenty of natural light from its multiple windows and French doors, creating a comfortable setting for relaxing or entertaining. A separate study adds flexibility, perfect for home working, hobbies, or quiet time. A convenient ground floor WC completes the layout.



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Upstairs, all four bedrooms are generously sized, offering comfort and versatility for family living. The main bedroom includes built-in wardrobes and a private en suite, while the remaining rooms are served by a well-presented family bathroom.

Outside, the front garden is neatly kept, with a driveway providing off-road parking and leading to a single detached garage. The enclosed rear garden offers both a terraced patio and lawn area, ideal for recreation and outdoor dining.

This is a home that combines space, practicality, and care. With its single ownership history, neutral décor, and well-looked-after condition, it's ready for its next chapter and new owners to move in and enjoy right away.

Agents Note

Sold Freehold

Connected to all mains services.



Ground Floor
1113 sq.ft. (103.4 sq.m.) approx.



1st Floor
742 sq.ft. (68.9 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1855 sq.ft. (172.3 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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