



8 Round House Way, Cringleford

Norwich



In Excess of £325,000
Minors & Brady

8 Round House Way

Cringleford, Norwich

If you've ever dreamed of a home that just feels right, this semi-detached house on Round House Park could be it. Tucked away in the popular suburb of Cringleford, it offers a flexible layout perfect for families of all shapes and sizes. The lounge and kitchen/diner create a bright, welcoming space where life naturally gathers. There's even a handy study that can double as a fourth bedroom if you need extra space. Upstairs, the main bedroom comes with its own en-suite, while the other bedrooms share a thoughtful family bathroom. Outside, the private rear garden is perfect for relaxing, and a garage with off-road parking keeps everything practical. With double glazing, gas heating, and excellent condition throughout, this home really is move-in ready. Cringleford itself has everything you could want close by, shops, schools, parks, and easy access to Norwich and beyond.

- Beautifully presented semi-detached family home in a popular Cringleford location
- Flexible living space with three to four bedrooms, perfect for growing families
- Bright and airy lounge flowing into a modern kitchen/diner
- Handy study that can double as a fourth bedroom or home office
- Main bedroom with its own private en-suite shower room
- Well-appointed family bathroom for the other bedrooms
- Fully enclosed, landscaped rear garden ideal for relaxing or entertaining
- Garage with off-road parking for convenience
- Double glazing and gas heating for comfort and efficiency
- Close to excellent local amenities, schools, and easy access to Norwich and the A11





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8 Round House Way

The Location

Cringleford is a charming and welcoming village on the edge of Norwich, known for its strong sense of community and relaxed pace of life. It offers the best of both worlds — peaceful, green surroundings with the convenience of the city just a short distance away. The village is well-kept and friendly, with tree-lined streets, attractive homes, and plenty of open spaces for walking or cycling.

Local amenities are excellent, including a Co-op store, pharmacy, and a popular local pub, The Red Lion, which serves as a social hub for residents. Families are particularly drawn to the area thanks to its highly regarded schools, safe environment, and community events that help make newcomers feel at home. There are also several parks and riverside walks nearby, perfect for anyone who enjoys spending time outdoors.

Cringleford is ideally placed for commuting or studying, with easy access to the A47, A11, and regular bus services into Norwich. The University of East Anglia (UEA) and the Norfolk and Norwich University Hospital (NNUH) are both within comfortable walking or cycling distance, making it a practical choice for students and professionals alike.

Despite its convenience, Cringleford retains a genuine village feel, it's the kind of place where people greet each other on the street and take pride in their community. Whether you're looking for somewhere peaceful to settle down or a well-connected base close to the city, Cringleford offers a warm, down-to-earth lifestyle surrounded by the beauty of the Norfolk countryside.

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8 Round House Way

Cringleford, Norwich

Round House Way, Cringleford

This beautifully presented semi-detached home is tucked away on the popular Round House Park development in the highly sought-after suburb of Cringleford. Perfect for families, the house offers flexible living space with three to four bedrooms, a modern kitchen/diner, and a welcoming lounge. The property is in excellent condition throughout and has been carefully maintained, ready for its new owners to move straight in.

On the ground floor, you'll find a bright and airy lounge that flows effortlessly into the kitchen/diner, creating a great space for family life and entertaining. There's also a handy study that could double as a fourth bedroom, plus a convenient cloakroom. Upstairs, the main bedroom comes with its own en-suite shower room, while the other two bedrooms share a well-appointed family bathroom.

Outside, the rear garden is fully enclosed and beautifully landscaped with mature plants and shrubs, providing a private space for relaxing or entertaining. A garage and off-road parking complete the picture, making life easy for families with cars. The home benefits from double glazing and gas heating, combining comfort with practicality.

This home is ideal for growing families looking for a modern, versatile, and welcoming property in a popular location, don't miss the chance to book a viewing.

Agents Note

Sold Freehold

Connected to all mains services.

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Including Garage

TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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*



Meet *Liam*
Branch Manager



Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

Minors & Brady

Your home, our market

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