



9 Codde Close, Cringleford

Norwich



Minors & Brady

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This one-bedroom home in Cringleford stands out for its combination of modern design and eco-friendly features. Its varied red-brick exterior and pantiled roof give it a characterful presence rarely found in newer builds. Solar panels and an EV charging point add valuable sustainability benefits that appeal to energy-conscious buyers. Inside, the open-plan layout is cleverly arranged to maintain brightness and flow without compromising functionality. The kitchen's matte grey cabinetry and marble-style worktops create a refined contemporary aesthetic. French doors enhance the living space by connecting it seamlessly with the private, non-overlooked garden. Integrated storage on the first-floor landing adds an unexpected level of practicality. Altogether, the home offers a thoughtfully curated environment ideal for buyers seeking style, efficiency, and a sense of privacy in a sought-after location.

- Varied red-brick façade with traditional pantiled roof, offering a distinctive aesthetic not commonly found in modern one-bedroom homes
- EV charging point, providing future-proof convenience for electric vehicle owners
- Solar panel system with the option to earn from excess energy, giving buyers both savings and potential income
- Thoughtfully zoned open-plan layout, designed to maximise light while keeping functional areas defined
- Matte grey, contemporary kitchen cabinetry paired with marble-style worktops for a high-end finish
- French doors that enhance natural light and indoor-outdoor flow, creating a sense of spaciousness
- Private, non-overlooked rear garden, unusual for a property of this size and layout





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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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Codde Close, Cringleford

Set in the highly sought-after area of Cringleford, this stylish one-bedroom home offers modern living with an emphasis on comfort, practicality and thoughtful design. The exterior presents immediate kerb appeal, showcasing a varied red-brick façade paired with a classic pantiled roof, giving the home a warm presence. Parking is conveniently located to the front, complete with an electric vehicle charging point.

The home also benefits from solar panels, offering a valuable reduction in energy bills, particularly during the warmer months. While the current owners do not earn income from them, they have noted that a simple agreement can be signed to allow any excess energy to be sold back to the grid, providing a small potential profit.

Upon stepping inside, you are met with a light and airy entrance hall. A useful WC sits nearby, an ideal feature for both everyday convenience and visiting guests. From here, the home opens into the main living area, where open-plan living has been executed beautifully to maximise space, light, and versatility.

The kitchen occupies one side of this cohesive space and is finished in elegant matte grey cabinetry, complemented perfectly by chrome fixtures and marble-style worktops. Integrated appliances are already in place, with provision for the remaining appliances to be added as desired.

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There is ample room for a dining area, allowing you to enjoy meals and social gatherings comfortably within the same open and connected environment.

Towards the end of the room, the sitting area offers a calm, relaxed space shaped by the vendors' thoughtful use of colour in the décor, an intentional balance to the deeper tones of the kitchen. French doors flood the room with natural light while providing a connection to the outdoor space, enhancing both the feeling of openness and the usability of the home throughout the seasons.

Stairs ascend from the living space to the first floor, where a well-proportioned landing includes integrated storage. The large double bedroom offers generous space for furnishings. Completing the upper level is a modern three-piece bathroom, designed with contemporary finishes.

Outside, the property boasts a good-sized square garden, offering an appealing combination of patio and lawn that is easy to maintain yet spacious enough for outdoor dining, relaxing, or gardening. A particular advantage is the sense of privacy, the garden is not directly overlooked by neighbours, making it a genuinely enjoyable extension of the home.

Overall, this one-bedroom property in Cringleford is defined by its open-plan layout, modern finishes, energy-saving additions, and thoughtful design choices. With solar panels, parking, an EV charging point, and a private garden, it presents an exceptional opportunity for first-time buyers, downsizers, or those seeking a well-crafted home in a desirable location.

Agents Note

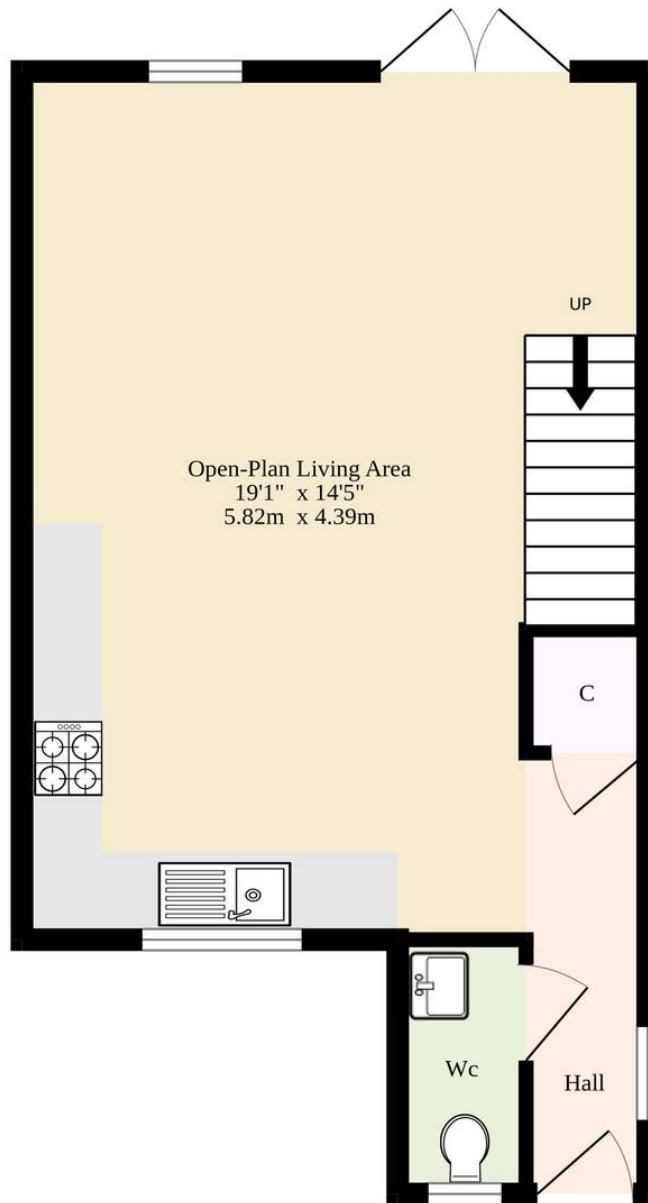
Sold Freehold

Connected to all mains services.

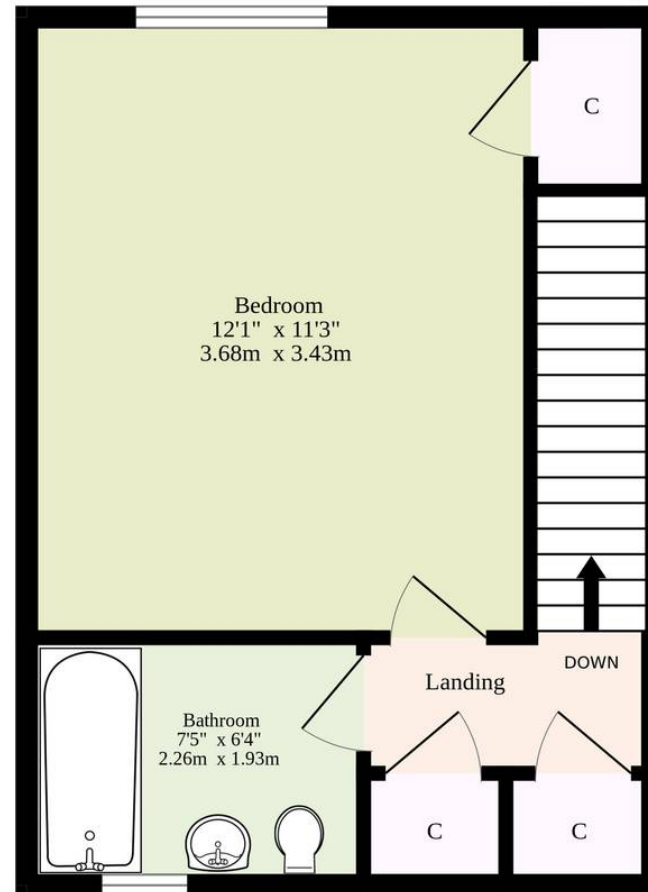
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Ground Floor
353 sq.ft. (32.8 sq.m.) approx.



1st Floor
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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