



27 Scott-Moncrief Street, Cringleford

Norwich

Minors & Brady

27 Scott-Moncrief Street

Cringleford, Norwich

Offered chain free, this smart end-of-terrace home in the sought-after village of Cringleford presents an ideal first step onto the property ladder, available on a 50% shared ownership basis with the option to increase to 100% over time. Designed with easy, modern living in mind, the home features a bright open-plan kitchen, dining and living space, two comfortable double bedrooms, a private low-maintenance garden with a versatile garden room, off-road parking and a layout that works just as well day to day as it does for hosting friends and family.

- Chain free!
- 50% shared ownership, with the opportunity to staircase to 100%
- End-of-terrace residence located in the Norfolk village of Cringleford
- Suitable choice for first-time buyers
- Open-plan kitchen/dining/living room creating an effortless flow for everyday living and entertaining loved ones
- Kitchen is equipped with modern cabinetry, an integrated oven, areas for your own appliances and a breakfast bar
- Two double bedrooms offering comfort and privacy
- Bathroom comprising of a classic three-piece suite
- A private, low-maintenance garden featuring a patio, a lawn and a flexible garden room that is currently used as a home gym
- A driveway provides off-road parking





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27 Scott-Moncrieff Street

Cringleford, Norwich

Location

Scott-Moncrieff Street is a quiet residential road set within the well-established village of Cringleford, on the south-west edge of Norwich. Day-to-day needs are close at hand, with a small parade of local shops including a village store and pharmacy nearby, and a wider choice of supermarkets, cafés and pubs over in Eaton and along Newmarket Road.

The area is particularly well placed for schools: Cringleford Primary School and Cringleford Prep School are both within easy walking distance, while secondary options such as City Academy Norwich and Hellesdon High School are straightforward to reach by bus or car.

Regular bus services run into Norwich city centre and the railway station, and road links are strong, with quick access to the A11 and A47 for commuting or trips further afield. Life here tends to revolve around calm, practical village living, with green spaces, riverside walks and everyday amenities close by, balanced by the ease of dipping into Norwich when you want more choice or activity.



27 Scott-Moncrief Street

Cringleford, Norwich

Set within the popular Norfolk village of Cringleford, the property is particularly well suited to first-time buyers, combining a calm village feel with easy everyday living. Step inside to a welcoming entrance hall that immediately sets a relaxed, homely tone.

At the heart of the home is an open-plan kitchen, dining and living space, designed to flow effortlessly from one area to the next. It's a layout that works just as well for quiet evenings as it does for entertaining friends and family. The kitchen is fitted with modern cabinetry, an integrated oven, space for your own appliances and a breakfast bar, perfect for casual meals or morning coffee. A ground-floor WC adds practical convenience.

Upstairs, you'll find two well-proportioned double bedrooms, each offering a comfortable and private retreat. The bathroom is finished with a classic three-piece suite, keeping things clean, simple and timeless.



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Cringleford, Norwich

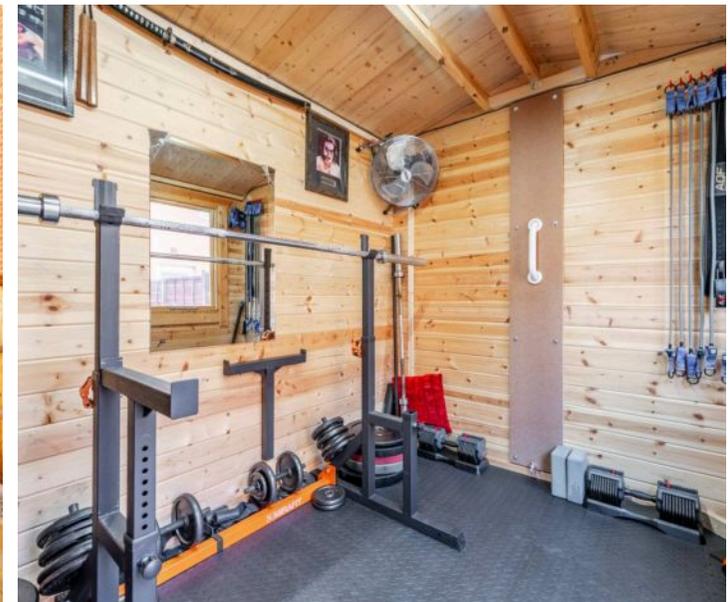
Outside, the private, low-maintenance garden is a real highlight. It features a patio area, a stretch of lawn and a versatile garden room, currently used as a home gym but easily adaptable as a home office, hobby space, cosy retreat or additional storage. A driveway provides off-road parking for 2 vehicles, rounding off a home that's as practical as it is easy to enjoy.

Overall, this is a thoughtfully laid-out home in a well-regarded village setting, offering an accessible step onto the property ladder with room to grow over time.

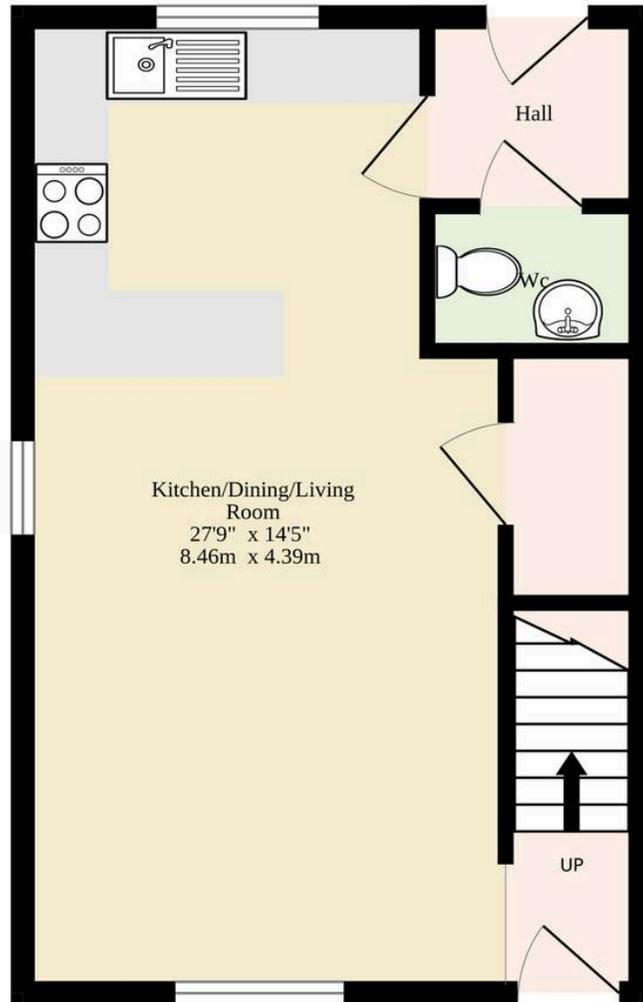
Agents Note

We understand that this property is leasehold, 50% shared ownership, with the opportunity to staircase to 100%.

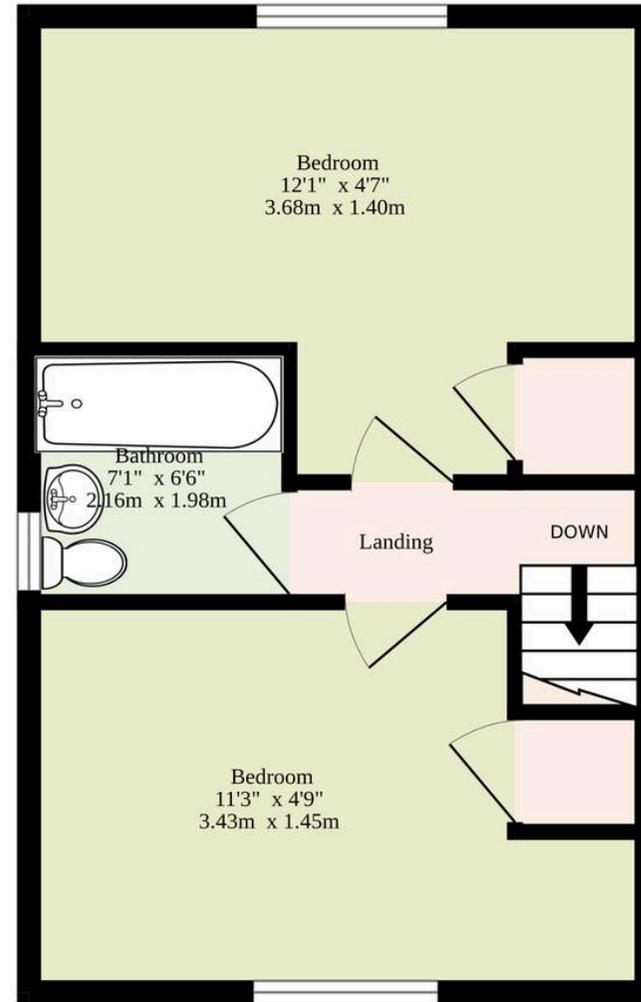
Ground rent: £385 pcm.



Ground Floor
447 sq.ft. (41.5 sq.m.) approx.



1st Floor
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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*



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Meet *Rosie*
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Meet *Tristan*
Senior Property Valuer

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