



16 Innes Place, Cringleford
Norwich



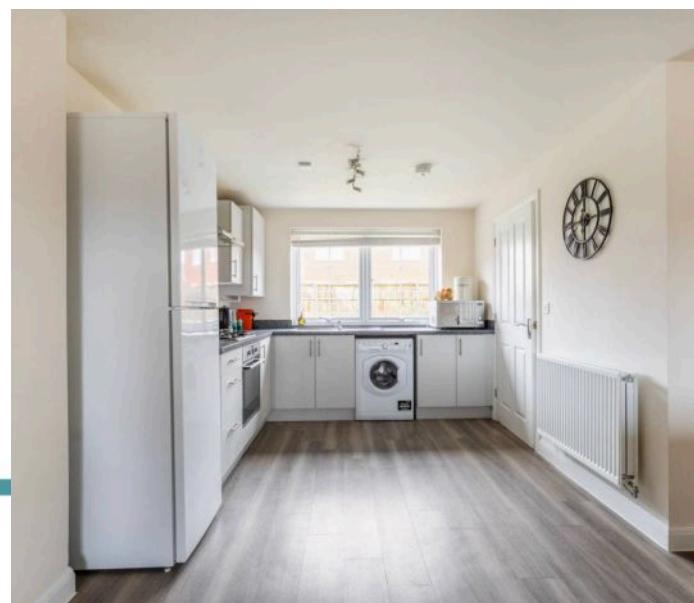
Minors & Brady

16 Innes Place

Cringleford, Norwich

Shared ownership offers an accessible route onto the property ladder with this well-presented home available at a 45% share. Set within a popular and well-kept Cringleford estate, it enjoys a strong sense of community and an attractive residential setting. The location provides excellent connectivity, making it ideal for those needing easy access to the city while valuing a quieter environment. Inside, the property features a bright open-plan living, dining and kitchen space with neutral décor throughout. Two well-proportioned bedrooms and a neatly presented bathroom are arranged over the first floor. Externally, there is a generous garden complemented by a small patio area for outdoor enjoyment. A tandem driveway with an electric vehicle charging point adds a modern and practical finishing touch.

- Shared ownership opportunity available at a 45% share
- Located within a well-kept and popular residential estate in Cringleford
- Bright open-plan living, dining and kitchen area
- Neutral décor throughout offering a versatile and move-in-ready feel
- Separate utility room and ground-floor WC
- Two well-proportioned first-floor bedrooms
- Stylish main bedroom with distinctive blue panelling
- Neatly presented family bathroom
- Generous rear garden with patio and lawned area
- Tandem driveway with electric vehicle charging point





M&B

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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

Innes Place, Cringleford

Set within a well-kept and popular estate in Cringleford, this shared ownership home is offered at a 45% share, providing a fantastic opportunity to get onto the property ladder in a highly regarded location. The area is known for its strong sense of community, attractive surroundings and excellent connectivity, making it ideal for first-time buyers or those seeking convenient access to the city while enjoying a quieter residential setting. The property further benefits from a tandem driveway with an electric vehicle charging point, adding a modern and highly practical feature for today's lifestyle.

The entrance leads into a bright, fully open-plan living, dining and kitchen space, creating a sociable and flexible area that works well for everyday living and entertaining. The kitchen is finished in a neutral style and offers space for appliances, keeping the layout practical without compromising on flow. Neutral décor continues throughout the ground floor, giving a clean and versatile backdrop that can easily be personalised. A separate utility room provides valuable additional storage and laundry space, alongside a convenient ground-floor WC.



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Upstairs, the central landing gives access to two well-proportioned bedrooms and the main bathroom. The principal bedroom stands out with fun and bold blue panelling, adding character and individuality, while the second bedroom maintains a calm, neutral tone, ideal for a guest room, home office or additional sleeping space. The bathroom is neatly presented and serves both bedrooms comfortably.

Outside, the property enjoys an excellent-sized garden, featuring a small patio area perfect for outdoor seating, with the remainder mainly laid to lawn, offering plenty of space to relax, entertain or enjoy gardening. With its appealing layout, modern features and desirable Cringleford location, this home represents a great first purchase and an affordable way to step into home ownership through shared ownership, all while benefiting from easy access to transport links and the city beyond.

Agents Note

This property will be sold leasehold, with 122 years remaining on the lease.

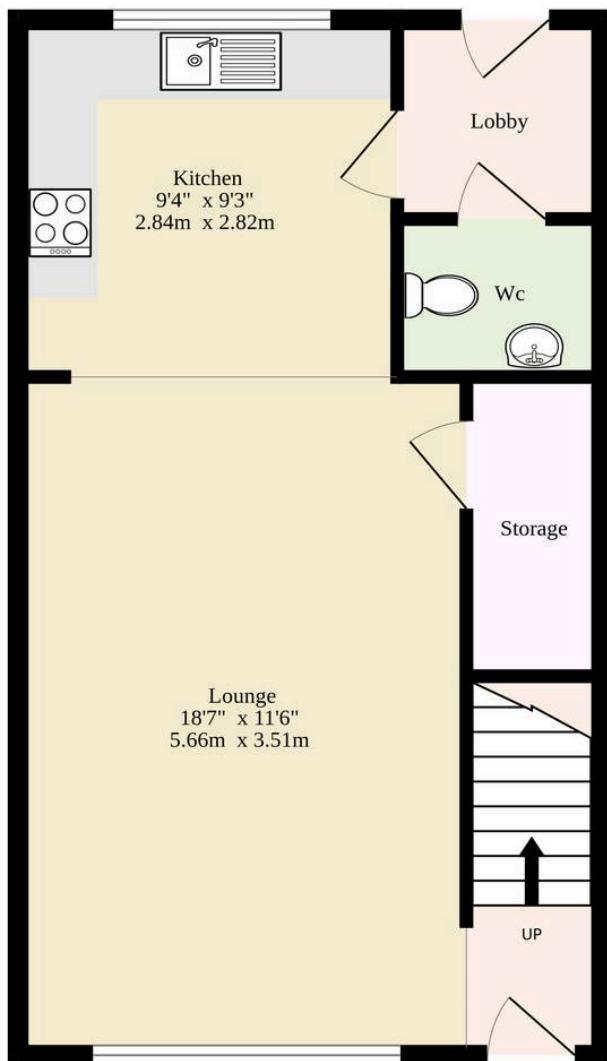
45% shared ownership with a remaining rent cost of £421.21 pcm.

Maintenance: £35 (currently £47.59 per month, but this may vary, £150 refund received at year end)

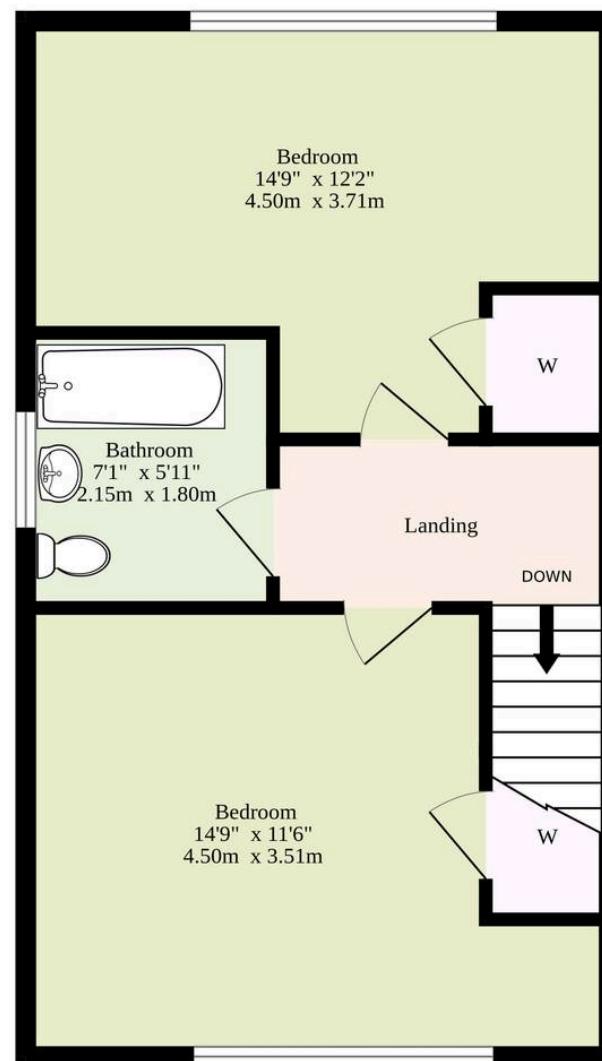
Connected to mains water, electricity, gas and drainage.



Ground Floor
382 sq.ft. (35.5 sq.m.) approx.



1st Floor
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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