



42 Brettingham Avenue, Norwich  
Norwich



Minors & Brady

Discreetly positioned within the ever-popular village of Cringleford, this reconfigured four-bedroom detached home offers generous, well-balanced accommodation suited to modern family life. Approximately 1,800 sq ft of thoughtfully updated space creates a natural flow between everyday living and more social areas. At its heart sits a dual-aspect lounge, with French doors to the garden and a decorative fireplace forming a calm focal point. The contemporary kitchen with island opens seamlessly into the dining area via bifold doors, ideal for both family life and entertaining. The ground floor is further enhanced by a utility room, additional reception room and WC, providing flexibility for home working or growing households. Upstairs, four double bedrooms are served by three bath/shower rooms, including a principal suite with walk-in wardrobe and en-suite. Outside, the rear garden combines lawn and patio for relaxed, low-maintenance outdoor living. Well placed for amenities, schools and transport links, the home offers a quietly connected village lifestyle.

- Highly regarded village setting within Cringleford, known for its strong community feel, sought-after schooling and easy access into Norwich city centre
- Internally reconfigured and updated to provide approximately 1,800 sq ft of well-planned accommodation arranged over two spacious floors
- Impressive dual-aspect main lounge extending over 24 feet, featuring a decorative fireplace and French doors opening directly onto the rear garden
- Contemporary gloss-grey kitchen designed around a central island, offering excellent workspace and storage while connecting to the dining area
- Bifold doors from the dining space enhance natural light and create a smooth transition between indoor living and the garden, ideal for entertaining
- Additional ground-floor reception room

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# 42 Brettingham Avenue

## The Location

Cringleford is the kind of place families naturally gravitate towards, peaceful, well-connected and full of everyday convenience. Just on the edge of Norwich, it offers the calm of village life without feeling cut off, making school runs, work commutes and weekend plans easy to manage.

The local primary school is well regarded and often a key draw for parents looking for high standards in education, while the University of East Anglia is nearby, adding both a sense of community and opportunity to the area.

Green spaces are part of everyday life here, Cringleford Woods and Eaton Park are perfect for dog walks, bike rides or simply letting the kids burn off some energy. You've got everyday essentials close by too, with local shops, a pharmacy and places to grab a coffee all within easy reach.

Excellent road links via the A11 and A47 keep travel times down, and regular bus services make getting into Norwich straightforward. Cringleford manages to strike that ideal balance: enough going on to stay connected, but still quiet enough to feel relaxed at the end of the day.



# 42 Brettingham Avenue

## Brettingham Avenue, Cringleford

Set within the highly desirable village of Cringleford, this beautifully updated four-bedroom detached family home offers an exceptional blend of space, style and modern family living. Thoughtfully reconfigured and extended internally, the property now provides approximately 1,800 sq ft of versatile accommodation arranged over two generous floors, making it ideal for both everyday living and entertaining.

At the heart of the home is an impressive dual-aspect lounge, extending over 24 feet, featuring a decorative fireplace and French doors that open directly onto the rear garden, creating a bright and welcoming living space.

The contemporary gloss-grey kitchen is both stylish and practical, complete with an island and seamless flow into the adjacent dining area, where bifold doors connect indoor living with the garden beyond.

The ground floor is further enhanced by a utility room, additional family room, and a convenient WC, offering flexibility for growing families or those working from home. Upstairs, the property continues to impress with four well-proportioned double bedrooms, including a luxurious principal suite with a walk-in wardrobe and en-suite shower room.

A further en-suite shower room and a modern family bathroom ensure comfort and convenience for all occupants.



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Externally, the home enjoys a generous rear garden, features a lawn, patio area ideal for outdoor dining, and a decorative shingled bed. To the front, a substantial driveway provides ample off-road parking, complementing the property's practical appeal.

Located in one of the city's most sought-after suburbs, this exclusive family residence combines village charm with excellent access to amenities, schools and transport links. Stylishly presented, spacious and move-in ready, this is a home that must be viewed to be fully appreciated.

### Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.



**Ground Floor**  
971 sq.ft. (90.2 sq.m.) approx.



**1st Floor**  
916 sq.ft. (85.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1887 sq.ft. (175.3 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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