



20 Dragonfly Lane, Cringleford

Norwich



Minors & Brady

20 Dragonfly Lane

Cringleford, Norwich

This stylish end townhouse in Cringleford, NR4 offers a versatile and family-friendly layout. The home features three well-proportioned bedrooms, including a master with a contemporary en suite. A bright and spacious living room with a Juliet balcony provides a relaxing space filled with natural light. The modern kitchen is fitted with integrated appliances and plenty of storage, ideal for everyday family life. Additional flexible rooms on the ground and first floors can serve as a study, dining area, or guest bedroom. Outside, the property boasts a generous rear garden with patio, seating area, and garden shed, plus a front lawn and private off-road parking with car port. Perfectly positioned for family living, this home combines comfort, practicality, and style in a desirable Cringleford location.

- A beautifully presented end townhouse in Cringleford, NR4, set in a sought-after location perfect for family living
- Three well-proportioned bedrooms, including a master with a modern en suite, offering comfort, privacy, and plenty of space
- A bright and airy living room with a Juliet balcony and dual-aspect windows, ideal for relaxing or entertaining guests
- A modern kitchen fitted with a range of wall and base units, integrated appliances, double oven, gas hob, and space for essentials
- A versatile study/dining room providing the perfect space for home working, family meals, or flexible living arrangements
- A contemporary family bathroom featuring a bath, hand wash basin, and W.C., finished with stylish tiled splashbacks and laminate flooring
- A generous rear garden mainly laid to patio, complete with a seating area, garden shed, and enclosed fencing for privacy and safety
- Private off-road parking with a car port





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The Location

Dragonfly Lane, Cringleford, is situated in one of the most desirable villages in the area, combining a tranquil, village atmosphere with excellent connectivity. This location benefits from a range of local amenities, including boutique shops, cafés, well-regarded schools, and recreational facilities, making it especially appealing to families, young professionals, and anyone seeking a balanced lifestyle.

The area offers convenient access to public transport, with nearby bus routes providing smooth connections to the wider region. Major roads are easily accessible, making commutes straightforward. Residents can enjoy a short walk to the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital (NNUH), while the City Centre remains within easy reach for shopping, dining, and cultural attractions.

Set amidst picturesque countryside, Dragonfly Lane provides a peaceful retreat from the bustle of the city, yet retains excellent links to essential services, leisure facilities, and transport networks. Its combination of convenience, charm, and natural surroundings makes it a highly sought-after location for modern living.



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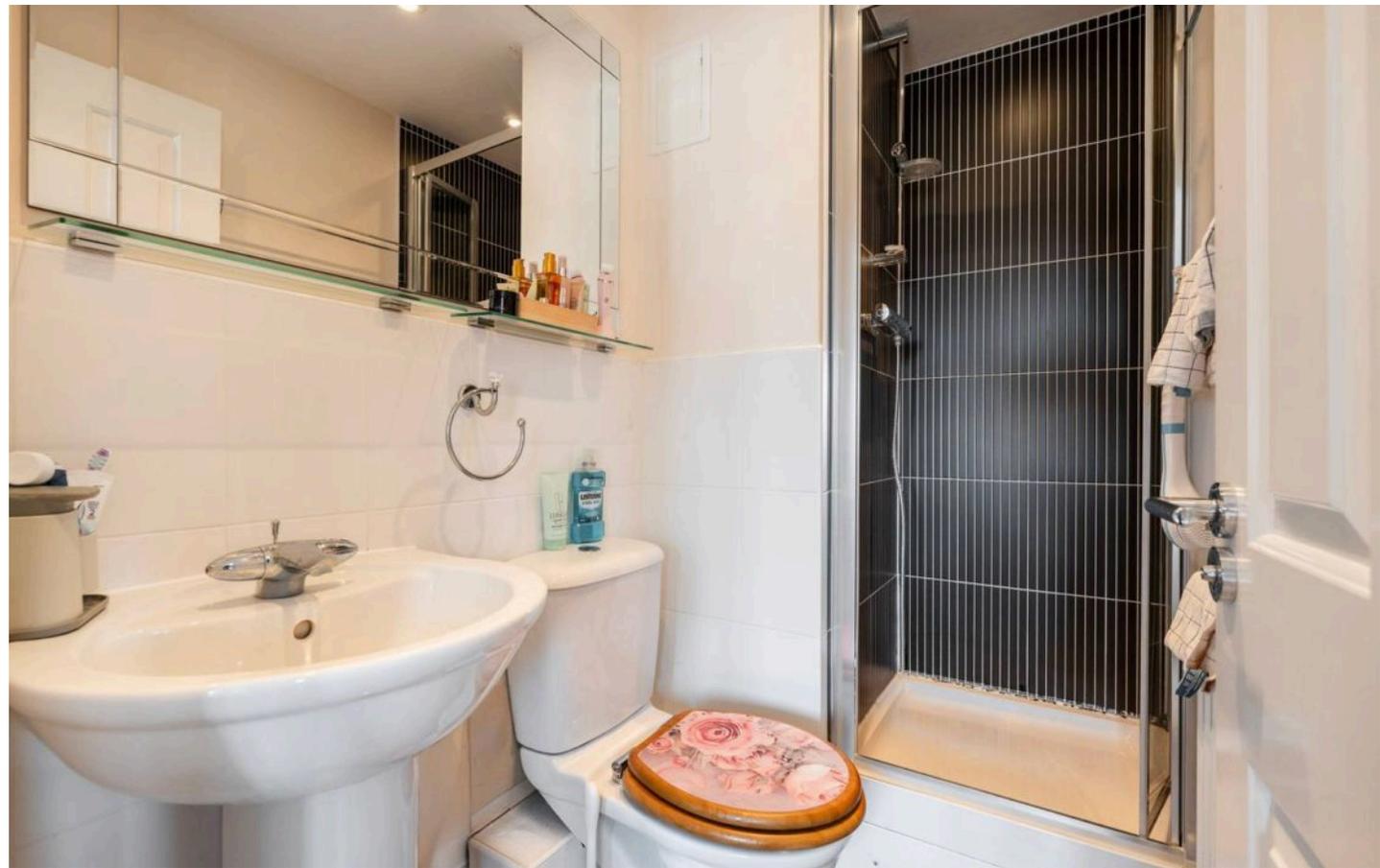
Dragonfly Lane, Cringleford

This beautifully presented end townhouse in Cringleford, NR4 offers a perfect family home with versatile living space and excellent features throughout. The property boasts three bedrooms, including a master with an en suite, a spacious living room and flexible accommodation ideal for modern family life.

On entering, you are welcomed by a bright entrance hall leading to the study/dining room, kitchen, and a convenient downstairs W.C. The study/dining room is ideal for home working or family meals, with direct access to the rear garden and plenty of natural light.

The well-equipped kitchen features a comprehensive range of wall and base units, integrated appliances including a fridge/freezer, double oven with gas hob, and space for a washing machine and dishwasher, making it perfect for family life and entertaining.

The first floor provides a spacious living room with a Juliet balcony, wooden flooring, and dual aspect windows, creating a light and airy space for relaxing. A further bedroom on this floor offers versatility for guests, a home office, or a playroom.



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Upstairs, the second floor hosts the master bedroom complete with a modern en suite shower room, a second generous double bedroom with fitted wardrobes, and a family bathroom with contemporary fixtures. All bedrooms benefit from fitted carpets and plenty of storage, making this home both comfortable and practical for family living.

Outside, the property enjoys a front garden with a welcoming lawn and path, and a private rear garden, mainly laid to patio with a seating area and a garden shed, an ideal space for outdoor entertaining or children to play safely. Additional practical features include a car port and off-road parking, ensuring convenience for families with multiple vehicles.

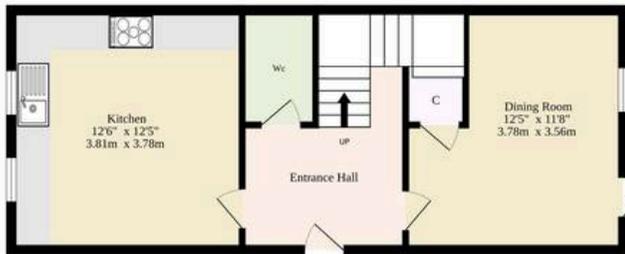
This property offers a fantastic opportunity for families seeking a well-laid out, stylish home in a sought-after Cringleford location.

Agents Note

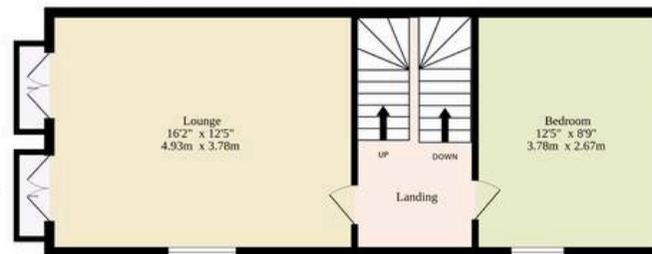
This property will be sold freehold, connected to mains water, electricity, gas and drainage.



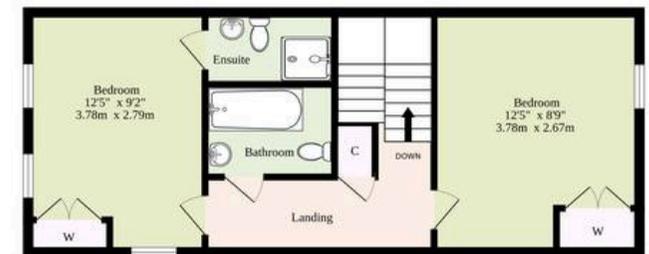
Ground Floor
389 sq.ft. (36.1 sq.m.) approx.



1st Floor
388 sq.ft. (36.0 sq.m.) approx.



2nd Floor
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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*
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