



12 Davies Drive, Cringleford

Norwich



Minors & Brady

This modern detached home carries an undeniable presence from the moment it's seen, setting the tone for interiors where style and personality have clearly been given centre stage. No detail feels overlooked, from the olive green panelled sitting room that frames the bay window beautifully, to the wonderfully whimsical playroom designed to spark imagination and give younger members of the household a space truly their own. A generous kitchen dining room has been designed with family life firmly in mind, where a large bay dining nook and doors to the garden allow the space to naturally become the hub of everyday living. Alongside the standout spaces, practicalities have been thoughtfully woven in, with a separate utility room, ground floor WC and useful storage keeping daily life running smoothly. Upstairs, four bedrooms offer comfortable and well-balanced accommodation, including a stylish principal bedroom with its own ensuite, complemented by a family bathroom. Altogether, this is a home that pairs strong design with everyday practicality, creating spaces that feel both striking and effortlessly liveable.

- Striking modern detached home with an undeniable presence from the road
- Beautifully curated interiors where no detail has been overlooked
- Elegant bay-fronted sitting room featuring stylish olive green panelling
- Whimsical and imaginative playroom offering a versatile second reception space
- Impressive kitchen dining room designed as the heart of family life
- Large bay dining nook with doors opening seamlessly to the garden
- Sleek fully integrated gloss kitchen with contemporary chrome fixtures
- Practical additions including a separate utility room, WC and useful storage
- Four individually styled bedrooms including a principal suite with ensuite
- Well-maintained garden with patio, lawn, raised planters, plus garage and driveway





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12 Davies Drive

Cringleford, Norwich

The Location

Davies Drive, Cringleford, is situated in one of Norfolk's most desirable villages, offering a harmonious blend of tranquillity and connectivity.

Known for its picturesque streets and welcoming community, Cringleford is a highly sought-after location for families, professionals, and students alike.

The village benefits from excellent local amenities, including a selection of shops, cafes, and restaurants, as well as highly regarded primary and secondary schools. For leisure and recreation, residents can enjoy parks, sports clubs, and scenic walking and cycling routes that take full advantage of the surrounding countryside.

Transport connections from Davies Drive are particularly convenient.

Regular bus services link the village to the City Centre of Norwich, while major roads such as the A11 and A47 provide swift access to wider Norfolk and beyond. The location is especially appealing for those affiliated with the University of East Anglia (UEA) and Norfolk and Norwich University Hospital (NNUH), both of which are within easy walking or cycling distance, making commuting straightforward and stress-free.

Despite its accessibility, Davies Drive retains a peaceful, suburban feel. The area is surrounded by green open spaces, offering a sense of privacy and calm rarely found so close to the city. Residents benefit from the ideal balance of rural charm and modern convenience, with essential services, shops, and recreational facilities all within easy reach. This combination makes Cringleford a highly attractive place to live for anyone seeking a quiet, community-oriented environment without sacrificing connectivity or convenience.



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12 Davies Drive

Davies Drive, Cringleford

This impressive modern detached home enjoys a wonderful presence from the road, immediately setting the tone for what lies within. Carefully considered and beautifully presented throughout, it is clear that no room has been overlooked, with each space thoughtfully designed and decorated to an exceptional standard. Stepping inside, a generously sized entrance hall offers a moment of space to breathe after a long day, creating an inviting introduction to the home and establishing a sense of calm from the very first step inside.

The sitting room is both stylish and welcoming, with olive green panelling wrapping the walls, an aesthetic that many aspire to, yet one that proves effortlessly effective and timeless here. A bay window to the front draws in natural light and enhances the sense of space, making this a comfortable and elegant setting for both relaxing evenings and entertaining guests.

A second reception room provides wonderful versatility and has been cleverly styled as a children's playroom. With playful painted detailing adding a whimsical touch, it offers a space where imagination can flourish, creating an environment where younger members of the household can truly enjoy their surroundings. Equally, the room could easily adapt to a variety of needs such as a snug, home office or hobby room.

At the heart of the home sits the kitchen dining room, a space designed with family life in mind. A large bay dining nook creates a natural focal point, with a centrally positioned patio door opening directly onto the garden and allowing the outdoors to become an extension of the living space. The kitchen itself features a sleek, fully integrated gloss finish complemented by chrome fixtures, combining practicality with contemporary style.



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A separate utility room keeps day-to-day tasks neatly tucked away, while the ground floor WC brings an unexpected touch of character with its bold, almost jungle-inspired wallpaper. A useful storage cupboard is also accessed from this area, adding to the home's practical appeal.

Upstairs, four bedrooms provide comfortable and well-balanced accommodation. The principal bedroom features beautiful dusky pink panelling, creating a calm and stylish retreat, and is complemented by its own en-suite shower room. The three further bedrooms each carry their own distinctive decorative style, ensuring every space feels personal and individual to those who call it their own.

A well-appointed family bathroom serves the remaining rooms and includes both a bath and a separate shower.

Outside, the property sits within a generous and well-maintained garden plot. A patio area provides the perfect setting for outdoor dining or relaxed summer evenings, while the lawn offers plenty of space for play or quiet enjoyment. Raised planters frame the garden beautifully, adding structure and interest while remaining easy to maintain. Completing the property is a single garage and driveway, providing convenient off-road parking.

Altogether, this is a home that balances thoughtful design with personality and warmth, offering beautifully curated spaces that feel both practical and genuinely enjoyable to live in.

Agents Note

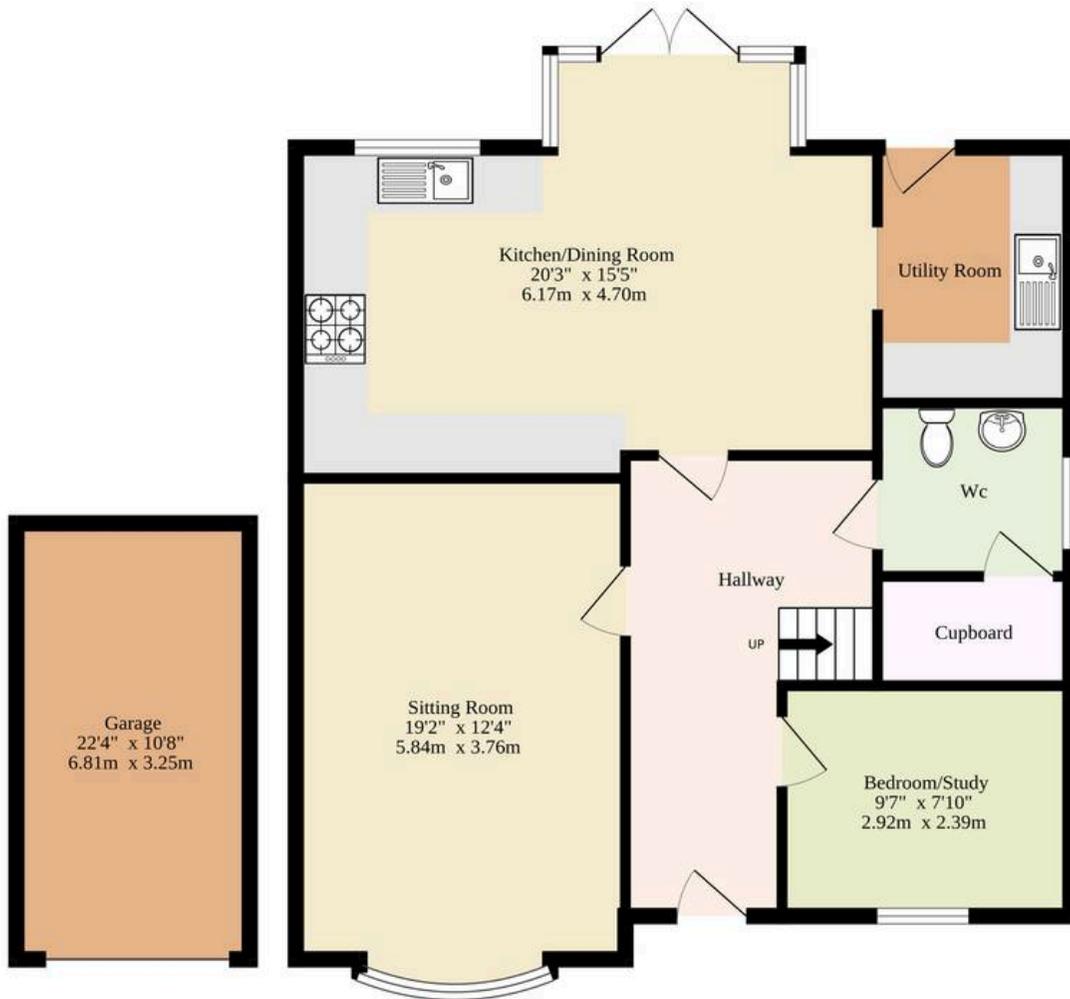
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance: £250 paid annually.

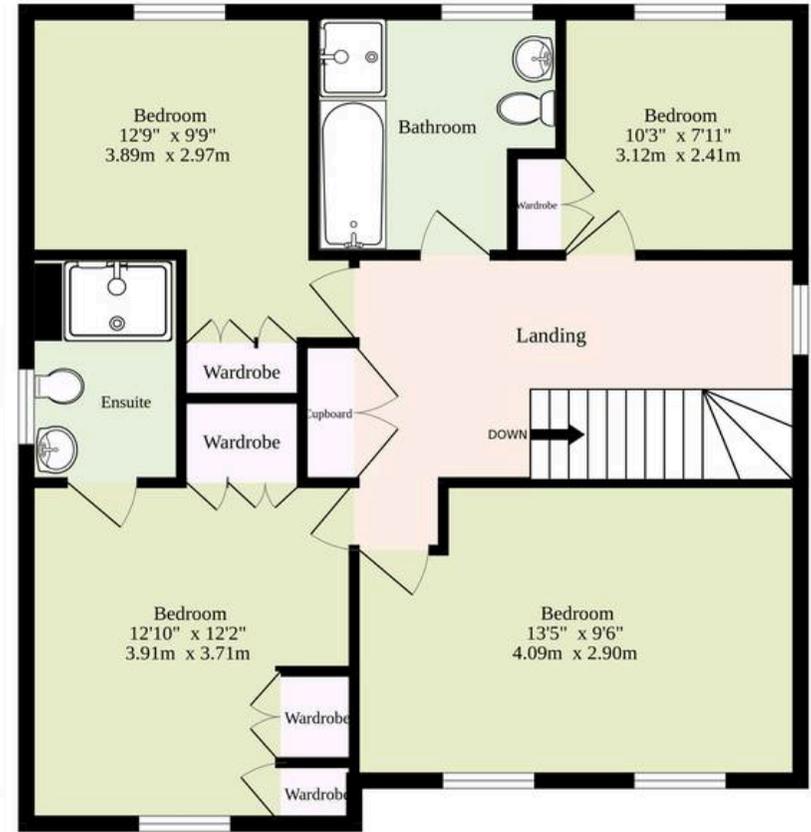


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Ground Floor
1061 sq.ft. (98.6 sq.m.) approx.



1st Floor
667 sq.ft. (62.0 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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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