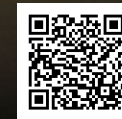




5 Holliday Avenue, Cringleford

Norwich



Minors & Brady

5 Holliday Avenue

Cringleford, Norwich

A stylish, spacious and superbly located family home set across three floors in one of Norwich's most desirable developments. This four-bedroom semi-detached property offers modern, flexible living perfectly suited to growing families and professionals alike. The heart of the home is a bright open-plan living space, designed for both everyday comfort and effortless entertaining, with direct access to the rear garden. A versatile ground floor room provides additional flexibility, ideal for working from home or adapting to changing lifestyle needs. Across the upper floors, well-proportioned bedrooms are thoughtfully arranged, including a principal suite with en-suite shower room. With off-road parking, a private garden and excellent access to key amenities, this home combines practicality, style and location in equal measure.

- Four-bedroom semi-detached home arranged over three floors
- Located within the popular Cringleford Heights development
- Spacious open-plan living, dining and kitchen area
- Contemporary fitted kitchen with integrated appliances
- Versatile ground floor study/snug or optional bedroom
- Principal bedroom with modern en-suite shower room
- Two additional floors offering well-balanced bedroom space
- Family bathroom plus ground floor W/C
- Private enclosed rear garden with patio area
- Driveway providing off-road parking for multiple vehicles





M&B

5 Holliday Avenue

Cringleford, Norwich

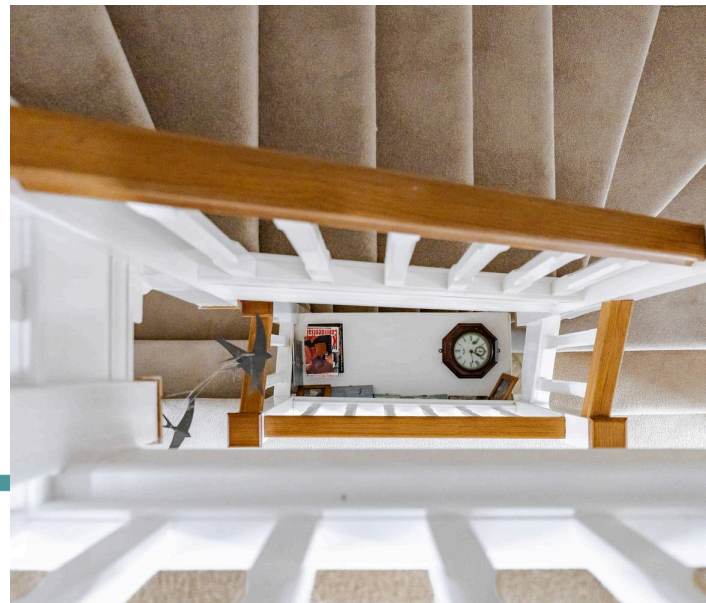
The Location

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.



M&B

5 Holliday Avenue

Cringleford, Norwich

Holliday Avenue, Cringleford

Set within the ever-popular Cringleford Heights development, this beautifully presented four-bedroom semi-detached home offers contemporary living arranged over three generous floors. Thoughtfully designed with both style and practicality in mind, the property provides an ideal setting for modern family life, while benefiting from excellent connectivity to Norwich city centre, the University of East Anglia and the Norfolk & Norwich University Hospital.

The home immediately impresses from the outside, with a well-kept frontage enhancing its kerb appeal and a generous driveway offering convenient off-road parking for multiple vehicles. Gated side access leads through to the rear garden, adding to the practicality of the layout.

Inside, the welcoming entrance hall introduces a home that has been carefully considered throughout. A ground floor W/C and cleverly adapted storage cupboard, now serving as a compact utility space, add everyday functionality. To the front of the property sits a highly versatile reception room, currently arranged as a study or snug, ideal for remote working, a playroom or even an additional ground floor bedroom if required.



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Cringleford, Norwich

To the rear, the property opens up into a spacious and light-filled open-plan living area, forming the true heart of the home. This sociable space brings together the lounge, dining area and kitchen in a cohesive layout, perfect for both relaxed daily living and entertaining guests. The contemporary kitchen is well-equipped with a range of fitted units, integrated appliances and generous worktop space, while large doors from the living area allow natural light to flood in and provide direct access out to the garden.

The first floor accommodates two well-sized bedrooms, including the principal suite which enjoys the added benefit of a modern en-suite shower room, creating a comfortable and private retreat. The additional room on this level offers flexibility for a variety of uses, whether as a bedroom, guest space or home office.

Continuing to the second floor, you will find two further bedrooms, both well-proportioned, alongside a stylish family bathroom. This layout ensures a balanced distribution of space across all levels, making the home particularly well suited to growing families seeking both space and privacy.

Externally, the enclosed rear garden offers a private and low-maintenance outdoor area. A patio seating space provides the perfect setting for al fresco dining during warmer months, while the lawned section caters to children, pets or those with an interest in gardening.

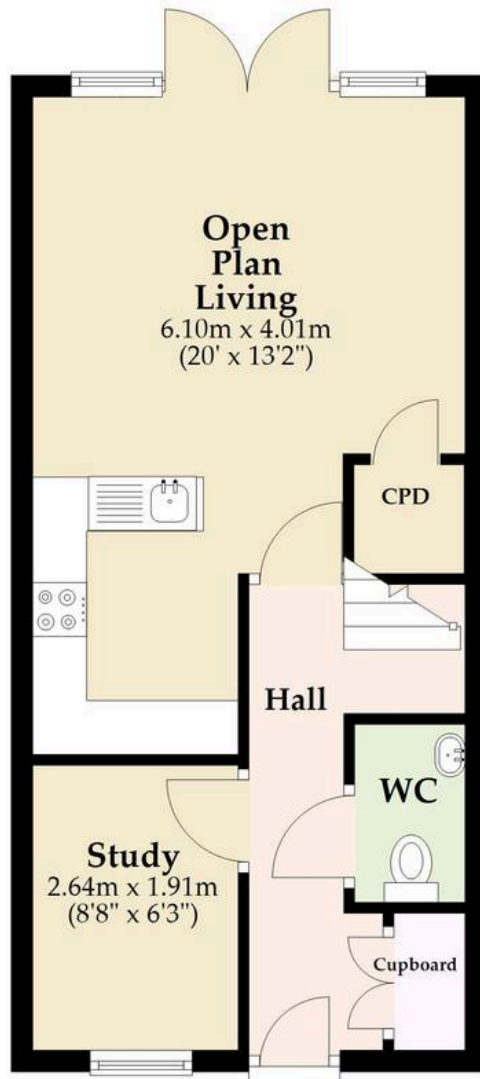
Agents Note

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



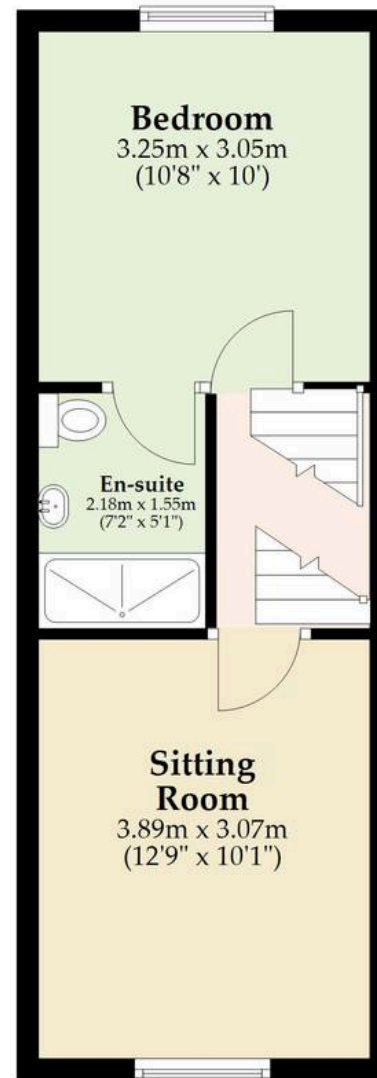
Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



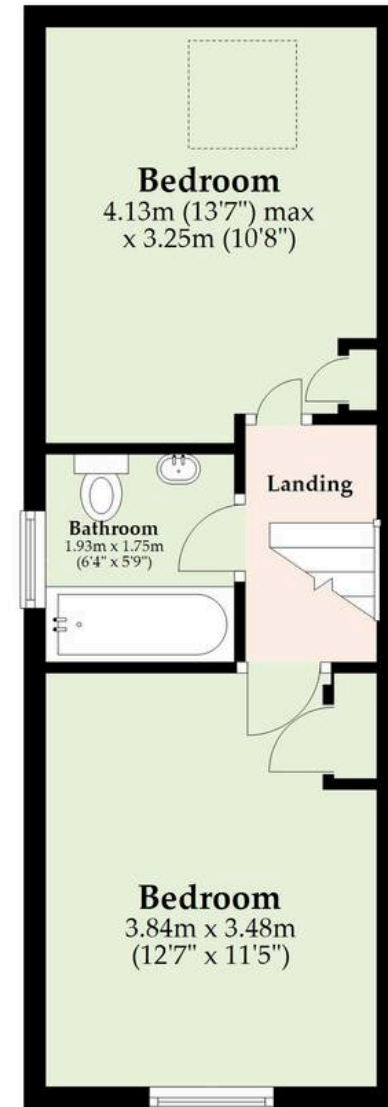
First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

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.

Plan produced using PlanUp.

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