



1 Wintergreen Way, Cringleford

Guide Price £350,000

Minors & Brady



1 Wintergreen Way

Cringleford, Norwich

Contemporary turn-key living with a sunny south-facing garden in a peaceful Cringleford setting. Built in the summer of 2022, this detached three-bedroom home offers stylish, modern accommodation that remains in excellent condition throughout. Designed with a clean, minimalist aesthetic, the property is flooded with natural light, with the spacious kitchen/dining room forming the heart of the home and providing an ideal space for both everyday living and entertaining. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite, while the thoughtful layout ensures a bright and comfortable feel throughout. Outside, the south-facing garden enjoys a high degree of privacy, featuring mature shrubs, established trees and a pond. Complemented by a detached garage, ample driveway parking and a quiet position within sought-after Cringleford, this is a home ready to move straight into and enjoy from day one.

- Detached three-bedroom home built in summer 2022
- Spacious kitchen/dining room measuring over 17ft with double doors to the garden
- Contemporary white fitted kitchen with integrated dishwasher, washing machine and fridge freezer
- South-facing rear garden enjoying sunshine throughout much of the day
- Mature garden featuring established shrubs, trees and an attractive pond
- Good degree of privacy with no direct overlooking from neighbouring properties
- Detached garage with personnel door providing direct access to the rear garden
- Driveway parking for multiple vehicles in a quiet and sought-after Cringleford location



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The Location

Cringleford is one of Norwich's most desirable residential locations, combining a strong sense of community with excellent convenience. The village is particularly popular with families, professionals and those looking to enjoy a quieter setting without compromising on access to the city.

A wide range of everyday amenities are close at hand, including a Tesco Express within walking distance, as well as the nearby Waitrose, cafés, shops and services at Eaton and the adjoining areas. Harford Bridge Retail Park is also easily accessible, providing an excellent selection of larger retailers, supermarkets and leisure facilities.

Families are exceptionally well catered for, with well-regarded local schools nearby, including Cringleford CE VA Primary School. The area also offers excellent opportunities for outdoor recreation, with a number of parks, green spaces and countryside walks within easy reach. Adding to its family appeal, there are four children's playgrounds located within approximately 200 yards of the property, providing excellent opportunities for outdoor play and socialising close to home.

For those working in healthcare, education or research, the Norfolk and Norwich University Hospital and the University of East Anglia are both just moments away, making this a particularly convenient location. Norwich city centre is within easy reach, offering an extensive range of shopping, dining, entertainment and cultural attractions.

The area benefits from excellent transport links, with quick access to the A47 providing straightforward connections across Norfolk and beyond.

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Constructed in the summer of 2022 and still presenting in excellent condition throughout, this detached three-bedroom home offers a superb opportunity to acquire a modern, turn-key property in a particularly quiet and peaceful part of Cringleford.

Designed with a clean and minimal aesthetic, the property enjoys bright, well-proportioned accommodation extending to approximately 1,130 sq. ft. (STMS). The heart of the home is undoubtedly the impressive kitchen/dining room, a wonderfully light space measuring over 17ft in length and offering ample room for both everyday family life and entertaining. Finished with a sleek white fitted kitchen, complemented by chrome fixtures and a range of integrated appliances including a dishwasher, washing machine and fridge freezer, the space delivers a practical yet uncluttered feel. Double doors open directly onto the garden, creating a seamless connection between inside and out.

The separate sitting room is equally generous in size, providing a comfortable retreat, while a welcoming entrance hall, useful storage cupboard and ground floor cloakroom complete the accommodation downstairs.

To the first floor, the principal bedroom benefits from an en-suite shower room, whilst two further bedrooms are served by a well-appointed family bathroom. All three bedrooms are well-sized, with the overall layout designed to maximise natural light throughout the home.



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Outside, the south-facing rear garden is a particular highlight. Benefitting from a sunny orientation and a good degree of privacy, the garden is not directly overlooked by neighbouring homes and has been thoughtfully enhanced with mature shrubs, established trees and a pond, creating a pleasant and relaxing outdoor environment. A personnel door from the garage provides direct access into the garden, adding further practicality.

To the front, a spacious driveway provides parking for multiple vehicles in addition to the detached garage.

Combining modern construction, generous room proportions, a peaceful setting and a beautifully established garden, this is a home that will suit buyers seeking a property that can be enjoyed immediately with little or no work required.

Agent's Note

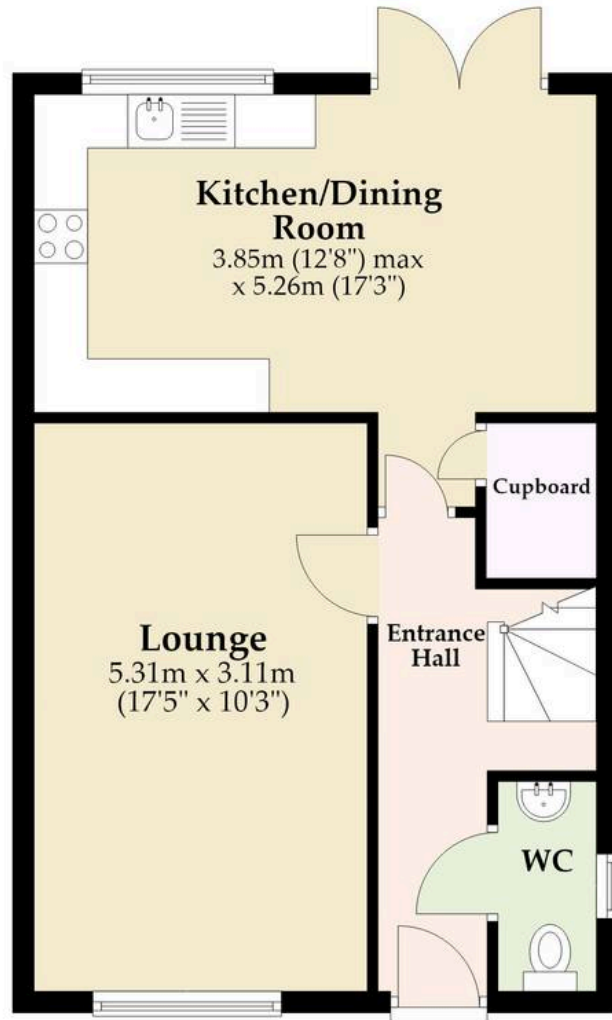
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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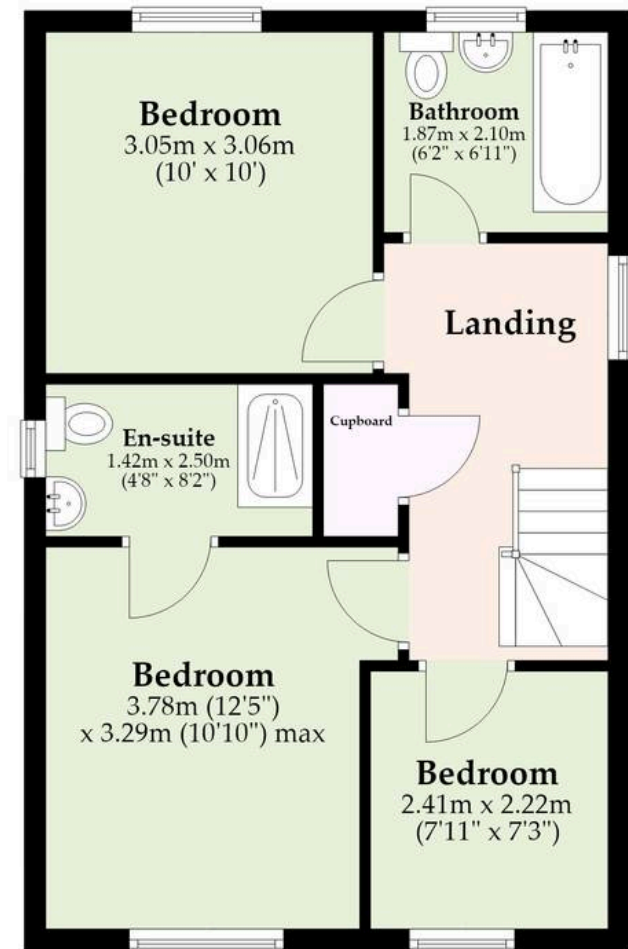
Ground Floor

Approx. 61.0 sq. metres (656.9 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 104.9 sq. metres (1129.6 sq. feet)

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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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norwich@minorsandbrady.co.uk



01603 365085



107 Unthank Road, Norwich, NR2 2PE

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