



# 1 Honeysuckle Close, Cringleford

Guide Price £500,000 - £525,000



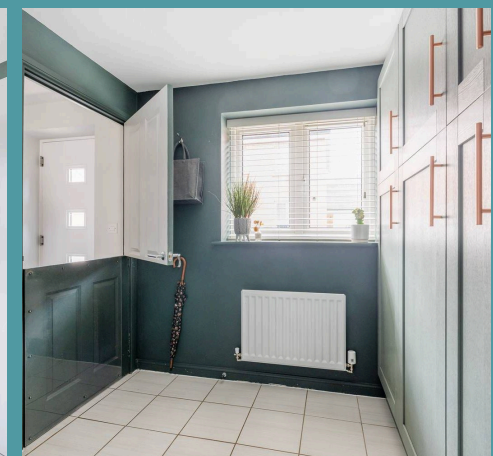
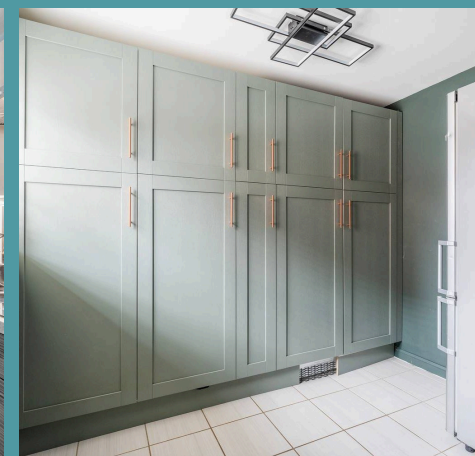
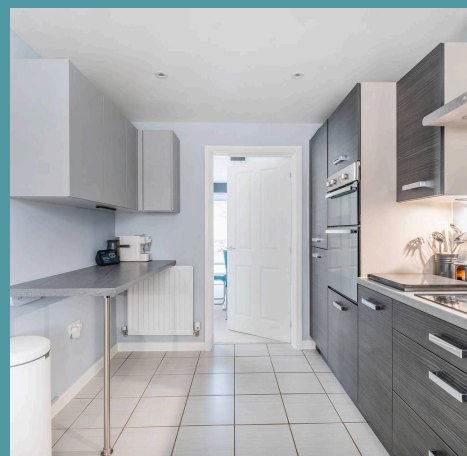
# 1 Honeysuckle Close

Cringleford, Norwich

Presented to an immaculate standard, this exquisite residence has been extended and renovated with premium fixtures and fittings throughout, creating an exceptional family home. Set on a large corner plot, down a quiet cul-de-sac in the village of Cringleford, this properties prime location ensures you are within close proximity to a wide range of essential amenities. Highlighting two extended reception rooms, an equipped kitchen with a converted utility room, four bedrooms and a landscaped garden. Don't miss the chance to acquire a luxurious and convenient lifestyle within a desirable setting.

## Location

Cringleford is a suburb situated to the south of Norwich, in the county of Norfolk. It is a picturesque village offering a mix of rural charm and modern convenience, with easy access to the bustling city of Norwich just a few miles away. Cringleford is known for its green spaces, including the nearby Eaton Park and the beautiful River Yare. The area offers a range of amenities, including local shops, schools, healthcare services and transport, making it a popular choice for families and professionals alike. Its proximity to the A11 and excellent public transport links ensure that residents can easily commute to Norwich and other surrounding areas.





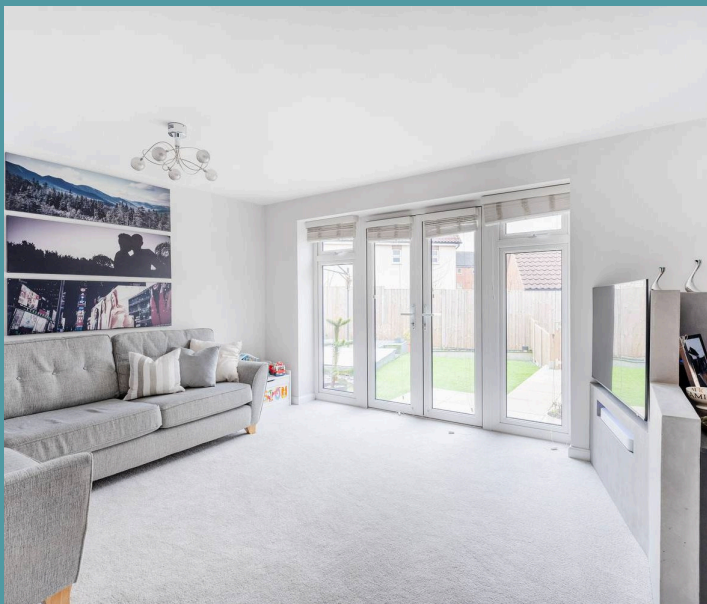
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Stepping inside, you are greeted by a meticulously designed living space that adapts effortlessly to your lifestyle requirements. The kitchen is well-equipped with high-quality fixtures and fittings, with contemporary units, integrated appliances and a breakfast bar unit, to enhance your cooking/dining experience. The inclusion of a converted utility room is suitable for your additional storage and laundry essentials, with a convenient WC.

The open-plan sitting/dining room exudes an inviting ambience, perfect for both relaxation and hosting gatherings with loved ones. A versatile snug has the option to be a playroom, home office or a sun room, depending on your own requirements. Complemented by a large skylight and bi-fold doors, creating a seamless flow between the indoor-outdoor areas.

Ascend to the first floor where you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. The principal bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. The bathroom completes the upper floor, comprising of a modern three piece suite.







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The exterior of the property is equally as impressive, landscaped to be low maintenance. It is primarily artificial lawn, with a patio area and a raised decked terrace suitable for your outdoor seating arrangements during the summer months. There is plenty of space for a wooden storage shed or a summerhouse. Overall, it is fully enclosed so you can enjoy in seclusion. For practicality, a driveway provides off-road parking, alongside a garage for storage options.

## Agents Notes

We understand that this property is freehold.

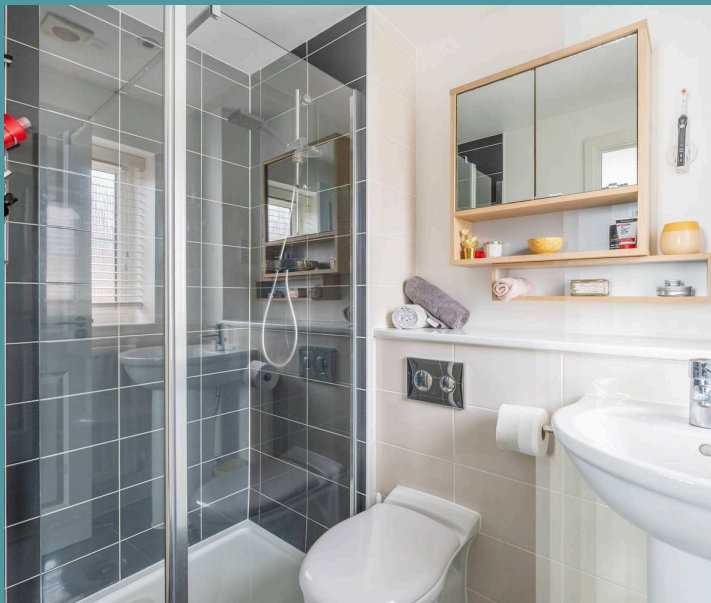
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

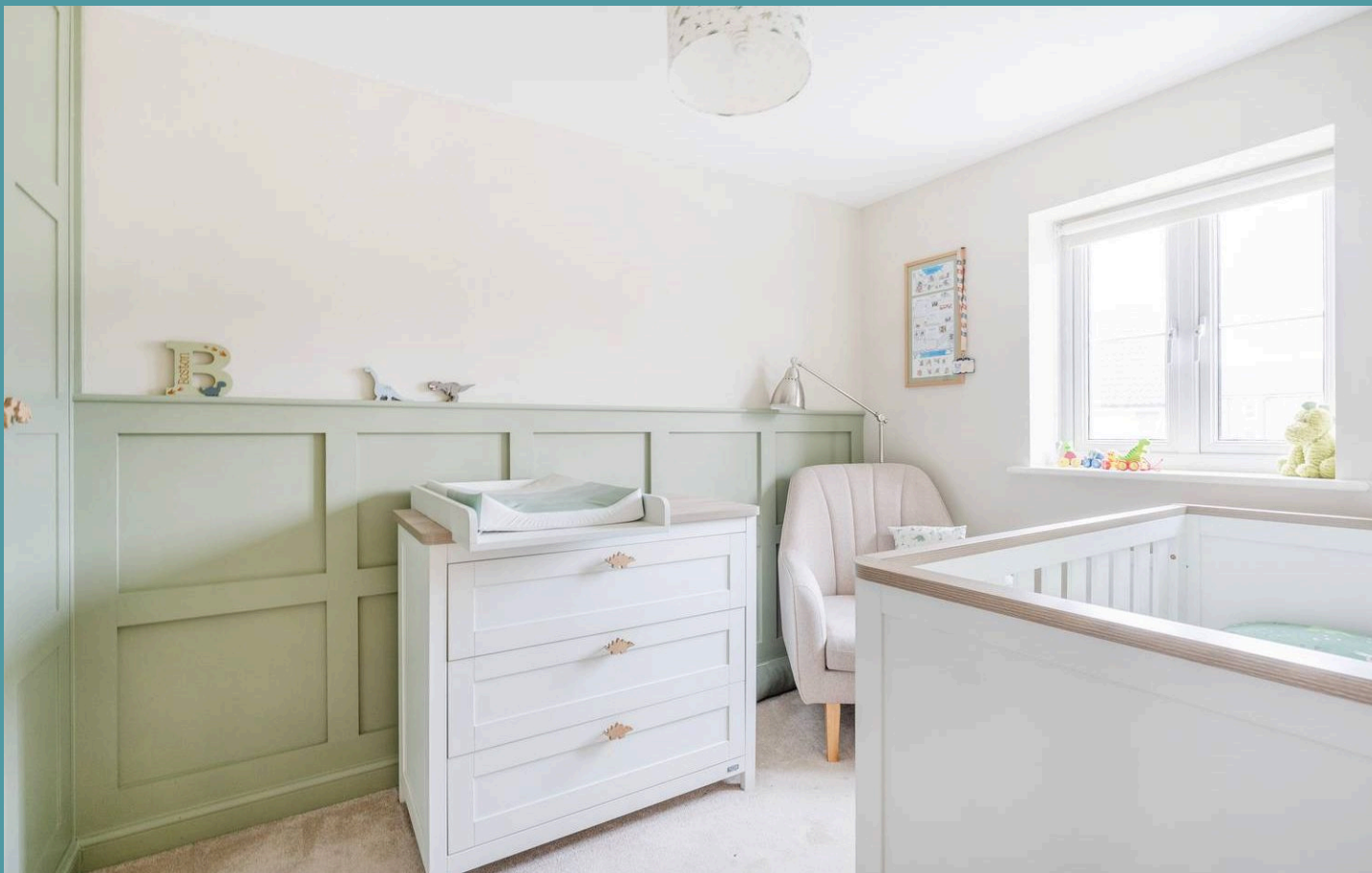
Underfloor electric heating in the extension.

No maintenance charges on the estate.

Council Tax Band: D



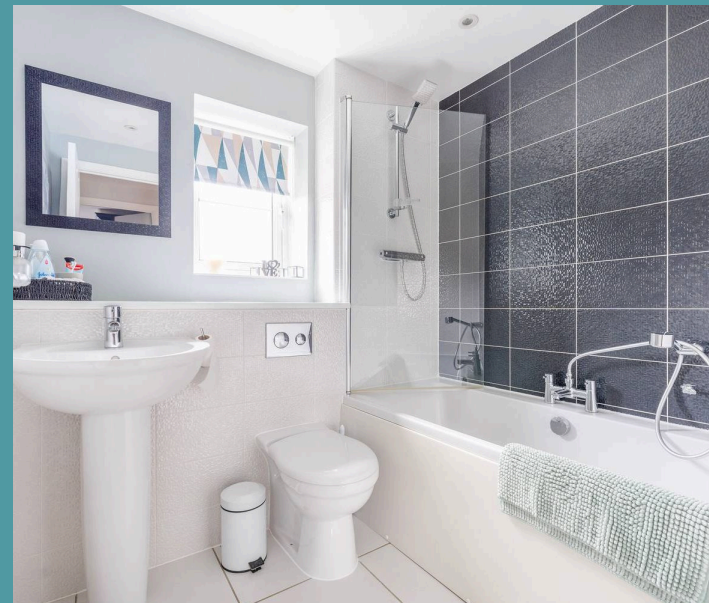
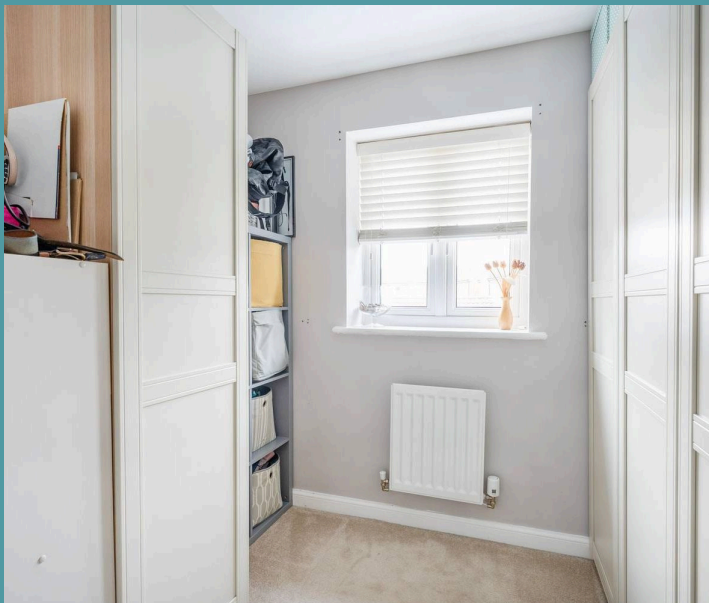




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Cringleford, Norwich

- Exquisite detached residence set on a large corner plot in the village of Cringleford
- Beautiful family home with well-presented and flexible accommodation to adapt to your own requirements
- Equipped kitchen with high-quality fixtures and fittings, complemented by a converted utility room and WC
- Open-plan sitting/dining room for relaxation and entertaining
- Versatile snug accentuated by a skylight roof and large bi-fold doors to the garden
- Four bedrooms, a private en-suite and a contemporary bathroom suite
- Landscaped garden with decked terrace, patio area and artificial lawn, ensuring a low maintenance space
- Driveway providing off-road parking and a garage for storage options
- Highly sought-after location, excellent access to A11, hospital, UEA, transport and the city centre, offering a wide range of amenities
- No maintenance charges on the estate





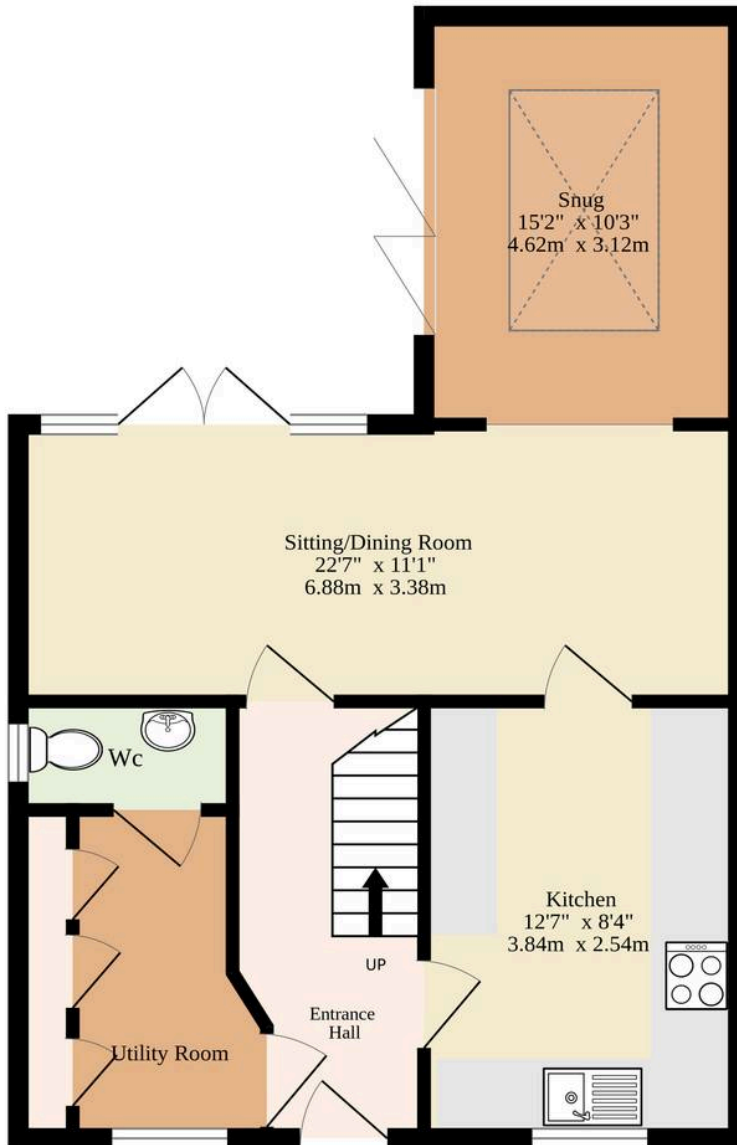
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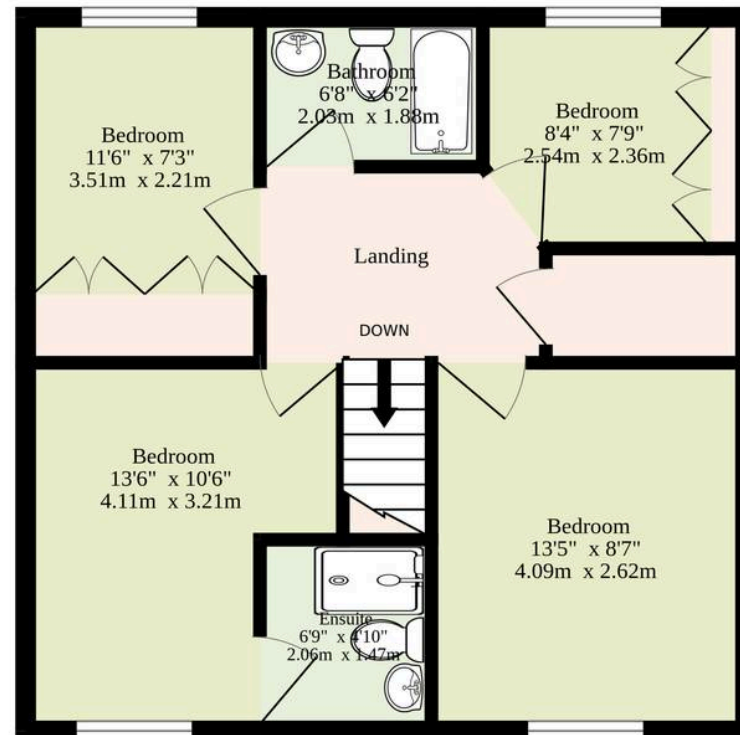




**Ground Floor**  
678 sq.ft. (63.0 sq.m.) approx.



**1st Floor**  
530 sq.ft. (49.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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