



3 Sorrel Grove, Cringleford

In Excess of £390,000

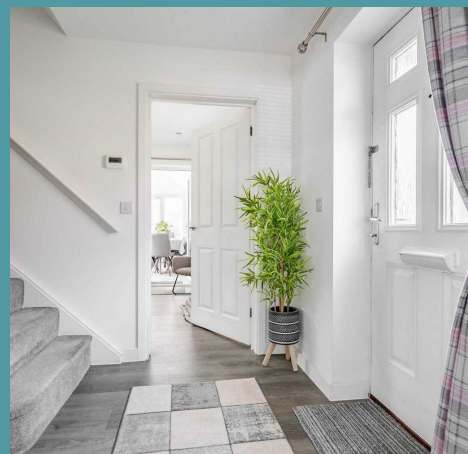
3 Sorrel Grove

Cringleford, Norwich

Immaculate condition with motivated vendors, this modern property offers a stylish and practical lifestyle. A welcoming hallway leads to a spacious triple-aspect sitting room, setting the scene for relaxation. The open-plan kitchen and extended dining area, complete with integrated appliances, create a perfect space for entertaining. Upstairs, three well-appointed bedrooms and two bathrooms provide comfort and convenience. A private and landscaped garden, along with ample off-street parking and garage, completes this desirable home.

THE LOCATION

Norwich is the popular medieval city and the heart of East Anglia. The city provides lively night life, cultural and social activities as well as a great shopping experience. State, Faith and independent schools for all age groups, local shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the N&N university hospital. A great catchment area for an Ofstead rated outstanding local primary & secondary school. Cringleford is a feeder school into the outstanding secondary Hethersett Academy.





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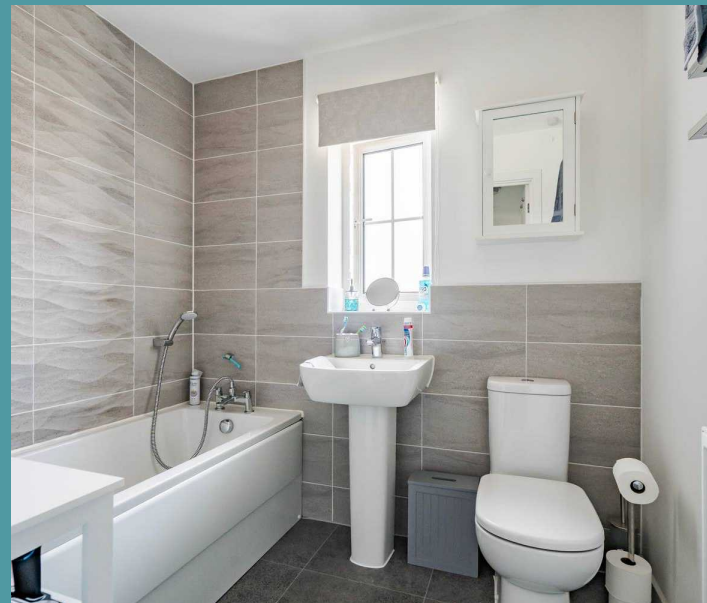
Cringleford, Norwich

SORREL GROVE

As you step into the hallway, you are immediately drawn to the triple-aspect sitting room. Plush grey carpets complement the generous proportions of the room, creating a welcoming feel perfect for unwinding. The sleek, fully-integrated kitchen is complete with matching units in an adjoining utility room. French doors gracefully lead into the extended dining area, offering panoramic views of the garden setting, creating indoor-outdoor living.

The ground floor is further enhanced by a cloakroom and ample storage space, catering to the practical needs of modern living. Built just two years ago, this property is presented by motivated sellers who have meticulously maintained and cared for every aspect of the home.

Upstairs, you will find three well-appointed bedrooms and two bathrooms, including a master bedroom with an ensuite shower room, providing a private environment for relaxation.





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The private and landscaped garden features a mix of lawn, patio, and decked seating area, perfect for seating and enjoying the outdoors. A driveway and garage provide ample parking space and storage options.

AGENTS NOTE

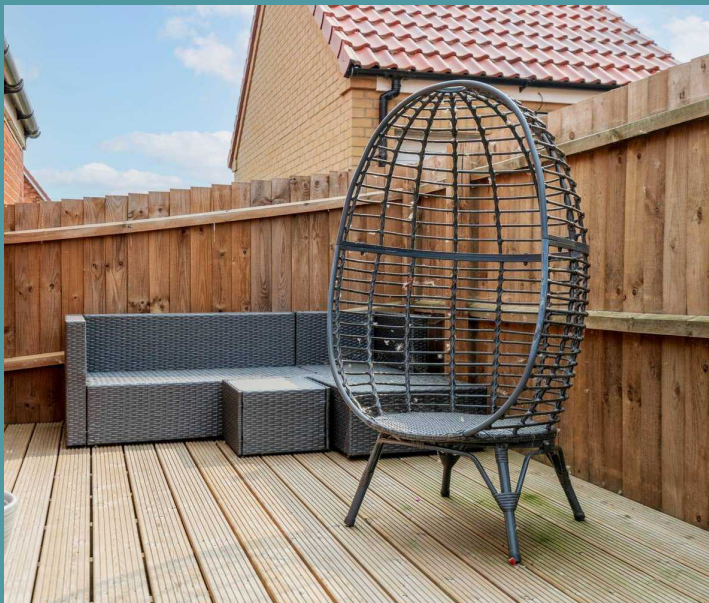
We understand this property will be sold freehold.

Connected to all mains services.

Council Tax Band - D

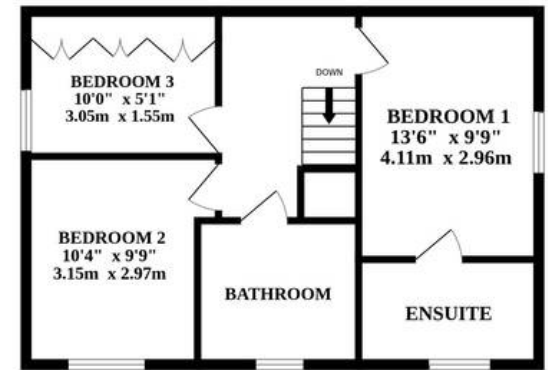
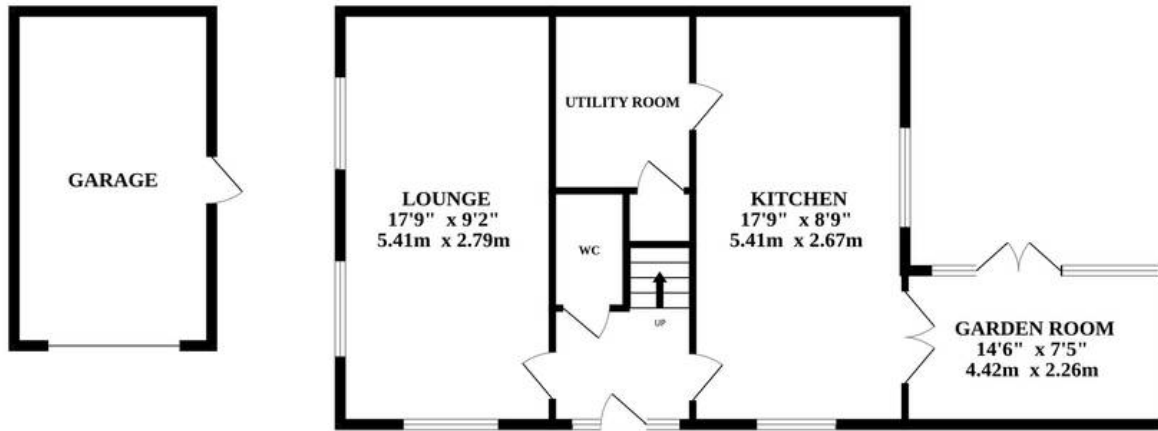
Please be aware they are still finishing the current estate.

No maintenance charges are currently applicable



GROUND FLOOR

1ST FLOOR



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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