



## 15 Davies Drive, Cringleford

£550,000 Freehold

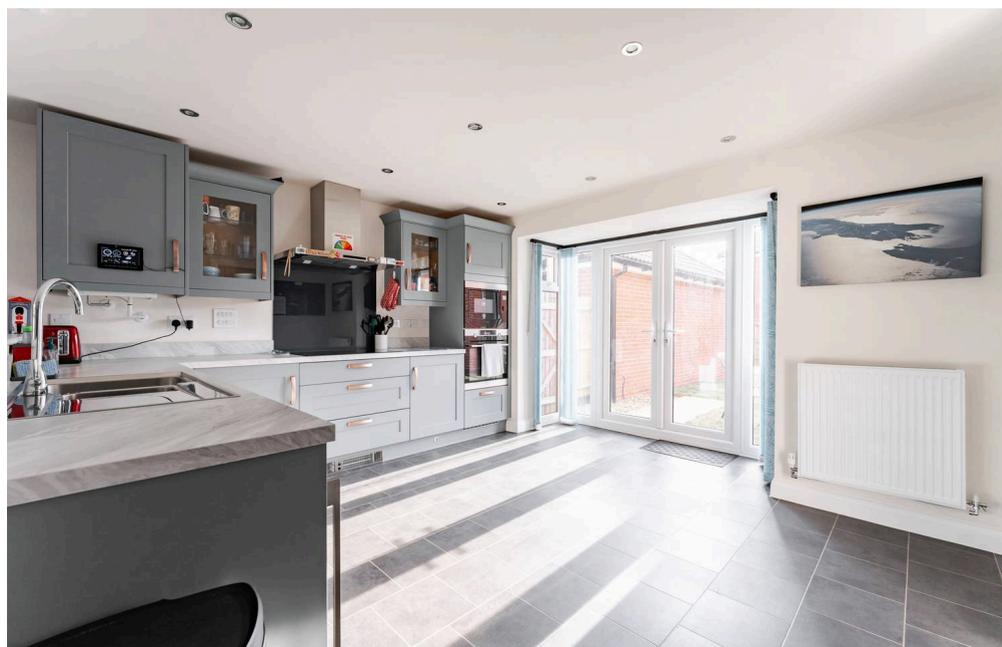
With no onward chain and over 1,700 sq. ft. of beautifully designed living space, this modern detached home offers a fantastic opportunity for stylish and convenient living. Built in 2022 and positioned on a quiet cul-de-sac, it enjoys a prime location near Cringleford Prep School, local orchards and allotments. The stunning open-plan kitchen and dining room, featuring sleek work surfaces and integrated appliances, including a wine fridge. This space connects to the garden through patio doors, enhancing indoor-outdoor living. A separate utility room and study add to the ground floor layout.

Upstairs, four generously sized bedrooms provide ample space, with the main bedroom benefiting from a private ensuite. Completing the picture, the fully enclosed south-facing garden offers a secure and private outdoor space, ideal for families.

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### **Location**

Davies Drive, Cringleford, is located in a highly sought-after village, offering a peaceful yet well-connected setting. The area features excellent local amenities, including shops, schools, and recreational facilities, making it ideal for families and professionals.

With easy access to nearby bus routes and major roads, this location provides a convenient walking commute to the University of East Anglia (UEA) and Norfolk and Norwich University Hospital (NNUH), while also offering straightforward transport links to the City Centre. Surrounded by beautiful countryside, it provides quiet living while remaining close to essential services and transport links.

### **Davies Drive**

Stepping inside, the spacious hall entrance leads to a well-appointed study, a convenient W.C and a comfortable sitting room. At the heart of the home, the stunning open-plan kitchen and dining room boasts sleek work surfaces and integrated appliances, including a microwave and wine fridge, creating the perfect space for cooking, dining, and entertaining.

Patio doors lead from both the kitchen and the sitting room to the garden, enhancing natural light and providing seamless access to outdoor spaces. A separate utility room offers additional practicality, ensuring a seamless flow between daily living and household tasks.

Upstairs, four generously sized bedrooms extend from the central landing, each designed to offer comfort and



**Ground Floor**  
1087 sq.ft. (101.0 sq.m.) approx.



**1st Floor**  
699 sq.ft. (64.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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