







27 Haldane Drive I Cringleford I Norwich I NR4 7FY

Guide Price £325,000

GUIDE PRICE £325,000 - £335,000 Gilson Bailey are delighted to offer this beautifully presented, modern three bedroom semi-detached home, ideally positioned within the highly sought-after suburb of Cringleford and offering generous accommodation perfectly suited to modern living. The ground floor comprises a welcoming entrance hall, comfortable lounge, stylish kitchen/dining room providing a fantastic sociable space for everyday dining and entertaining, and a convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with the principal bedroom enjoying the added benefit of its own contemporary en-suite shower room. Outside, the property features a driveway providing off-road parking, while to the rear is a larger-than-average enclosed lawned garden, offering an excellent private space for entertaining, family enjoyment or simply relaxing outdoors. Further benefits include double glazing and gas central heating. Conveniently positioned close to excellent local amenities, highly regarded schools, the University of East Anglia and Norfolk and Norwich University Hospital, along with superb transport links into Norwich City Centre, this fantastic home would make an ideal first-time purchase, family home or option for those looking to upsize or downsize, so be quick to book a viewing.

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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.
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Location
Cringleford village is on the banks of the River Yare with local amenities to include Waitrose supermarket, doctors surgery, Ofsted rated outstanding schooling with popular pubs and restaurants in the neighbouring village of Eaton and other surrounding villages. There is also ease of access to the vibrant and historic centre of Norwich, Eaton Park, University of East Anglia, Norfolk & Norwich University Hospital and the A11 main Cambridge/London route.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge and WC.

Lounge 16'4" x 15'2"
Two double glazed windows, radiator.

Kitchen/Diner 15'3" x 10'7"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

WC 5'5" x 3'2"
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 8'7"
Double glazed window, radiator.

En-Suite 8'8" x 4'8"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 11'10" x 8'6"
Double glazed window, radiator.

Bedroom Three 8'6" x 6'6"
Double glazed window, radiator.

Bathroom 6'4" x 5'8"
Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Driveway providing off road parking.

Outside Rear
Large patio seating area, lawned garden, raised beds, enclosed by timber fencing with side gate access.

Local Authority
South Norfolk Council, Tax Band C.

Tenure
Freehold
Estate Fee £200 per annum

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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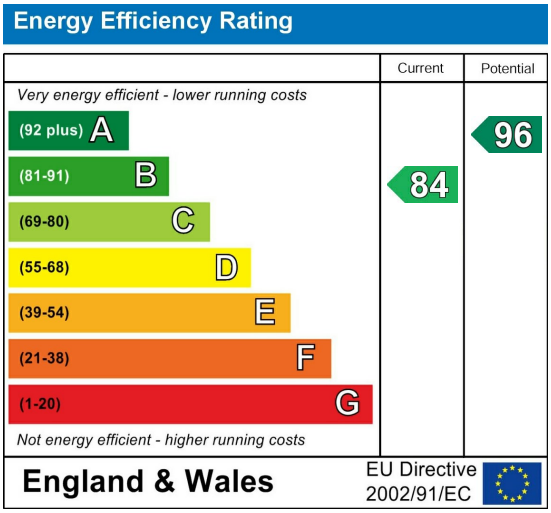












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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.