



63 | Woolhouse Way | Cringleford | NR4 7FX

Offers in Excess of £600,000

 **BUTTERFLY**
SALES, LETTINGS & PROPERTY MANAGEMENT



The Features

- Substantial four bedroom detached family home built in 2022
- Offering over 1,700 sq ft of well designed accommodation
- Spacious 21'3 kitchen/diner with integrated appliances and garden access
- Additional dining room, separate utility, and ground floor study
- Dual aspect 16'11 lounge with double doors leading to the garden
- Ground floor WC, first-floor family bathroom, and two en-suite shower rooms
- Four double bedrooms, with the main bedroom featuring a dressing area
- Gas central heating and double glazing throughout
- Detached double garage, double driveway and enclosed garden
- Attractive position at the end of a drive, overlooking open green space

About the Property

Offering over 1,700 sq ft of accommodation, this substantial four bedroom detached family home was built in 2022 and provides generous, well designed living space within the sought after Cringleford Heights development. Positioned at the end of a drive opposite open green space, the property is available with no forward chain.

The ground floor features a 21'3" kitchen/diner with integrated appliances and double doors to the garden, plus a separate utility room and a dining room located just off the kitchen. The 16'11" lounge also benefits from double doors leading to the enclosed rear garden. Completing the layout is a study, a spacious entrance hall, and a ground floor WC.

Upstairs, there are four double bedrooms, each with built in wardrobes. The main bedroom includes a dressing room and a four piece en-suite with both bath and separate shower, while the second bedroom has its own en-suite shower room. The remaining bedrooms are served by a family bathroom, which also offers both a bath and a separate shower.





The Outside

The property enjoys strong kerb appeal with its symmetrical frontage and desirable position overlooking the green, set within a small drive of similar homes. To the right, a double driveway provides ample parking and leads to a detached double garage, complete with power and light.

At the front, neatly maintained borders flank the entrance porch, with a central path guiding you to the front door. The rear garden is enclosed and predominantly laid to lawn, offering plenty of space for relaxation or play. An additional section of garden lies behind the garage, extending the outdoor space further. The garden also benefits from an outside tap, as well as a side gate giving convenient access back to the driveway.

The property is also just a short distance from a small park, making it ideal for families

Location Overview

Woolhouse Way is located in Cringleford, just a short distance from the Norfolk and Norwich Hospital, the Norwich Research Park, and the University of East Anglia. The property also offers convenient access to Norwich city centre, the A47, and the A11. Cringleford is a highly regarded suburb situated approximately two miles southwest of Norwich. It combines historic character with modern development and offers a range of local amenities, including a well-rated primary school, local shops, and green spaces. The neighbouring area of Eaton provides further facilities such as supermarkets, cafés, and additional services, along with easy access to the UEA campus. Its proximity to the A11 makes Cringleford particularly well-suited for those commuting to Cambridge, London, or elsewhere in the region.

Directions

From Colney Lane, enter the development via Haldane Drive. Continue along this road, then turn right onto Woolhouse Way. Take another right before Crane Close, where the property is located at the end on the right-hand side, opposite a green space.

Agents Note

Please be advised that the seller of this property is a connected person to Butterfly Homes

Please note there is a management charge for the development. We are currently awaiting confirmation from the owner regarding the exact amount.

Further Information

Letting Services

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Disclaimer

We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, we recommend that you consult the official local council website for information regarding conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. The information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. We also advise that you review the property and surrounding area using Google Maps and Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. Measurements are approximate, and fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order.

If any particular detail is important to you, please ensure you obtain professional verification.

GDPR – Personal Information

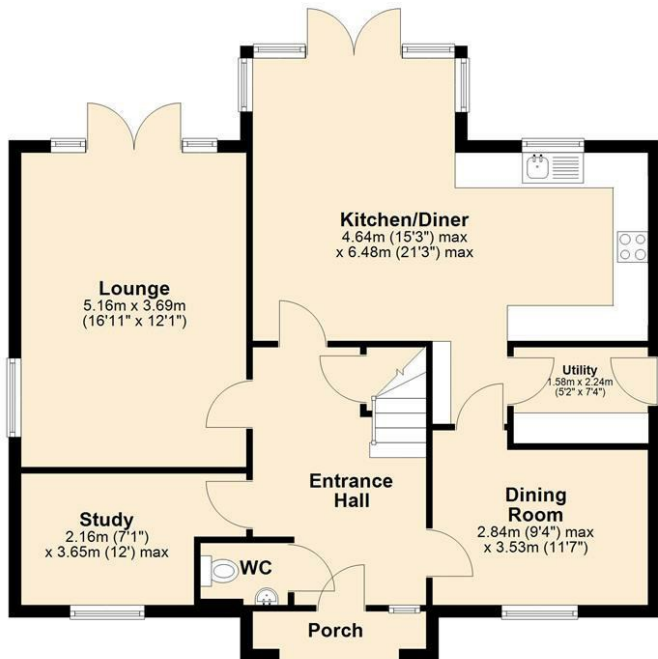
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

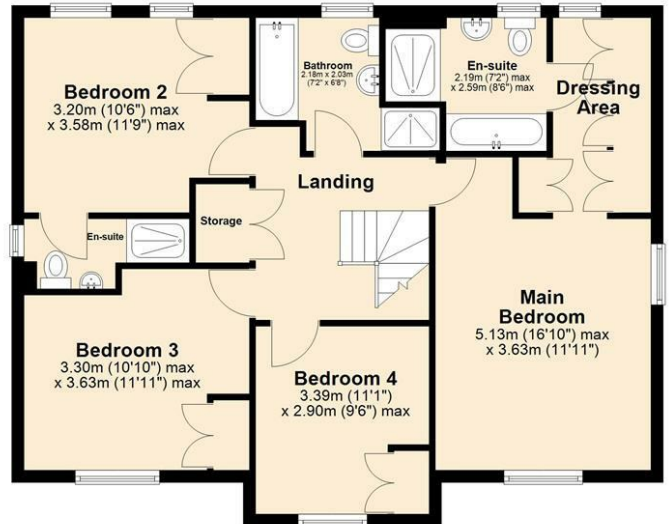
Further details on how we store and process your data are available on request or via our website.



Ground Floor
Approx. 83.3 sq. metres (896.8 sq. feet)



First Floor
Approx. 79.3 sq. metres (854.0 sq. feet)



Total area: approx. 162.7 sq. metres (1750.8 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.

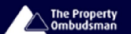
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tenure: Freehold
Council Tax Band: F
Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN