



1 Raven Croft

Cringleford, Norwich, NR4 7NA

Asking Price £450,000



This stunning 4-bedroom detached home is offered with NO ONWARD CHAIN an is modern living and versatile space in a popular Norwich location, close to key amenities.

- CHAIN-FREE
- Modern Kitchen/Diner
- Four Good-Sized Bedrooms
- Driveway and Garage
- Spacious Living Accommodation
- Study/Home Office
- Enclosed South-East Facing Garden
- Convenient Location



Exceptional Detached Family Home in a Highly Desirable Norwich Location

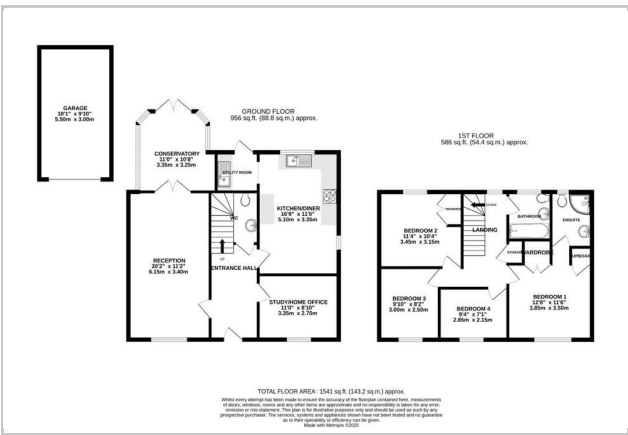
This detached family home offers impressive living space, perfectly suited for contemporary family life. Situated in a popular and convenient location, this property combines style, comfort, and practicality.

The ground floor features a spacious lounge, a welcoming and versatile space enhanced by double doors leading to a bright conservatory. The heart of the home is the modern kitchen/diner, designed for both casual family meals and entertaining, complemented by a practical utility room. A separate study provides a dedicated space for work or leisure.

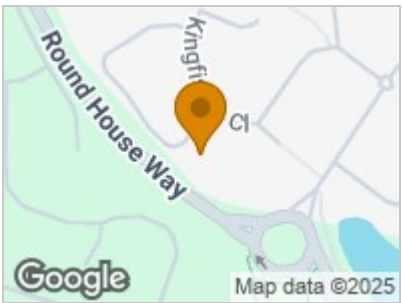
Upstairs, the property boasts four generously proportioned bedrooms. The main bedroom benefits from an en-suite shower room and ample storage, offering a private retreat. The remaining bedrooms are well-sized, ensuring comfort for all family members. A family bathroom and a ground floor WC cater to the needs of a busy household.

Key features include gas central heating, double glazing, and a detached garage with tandem off-road parking. The south-east facing rear garden is a true highlight, featuring a patio area perfect for outdoor dining and a lawn, creating an ideal space for relaxation and recreation.

Located within easy reach of essential amenities, including excellent bus and road links, the Norfolk and Norwich University Hospital (NNUH), and Norwich city centre, this home offers unparalleled convenience. The vendors are highly motivated, presenting a fantastic opportunity for discerning buyers.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(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	