

FREEHOLD

House - Semi-Detached

DAFFODIL CLOSE CRINGLEFORD NR4 7SN

Offers In Excess Of
£260,000

FEATURES

- Semi Detached
- Sitting/Dining Room
- Wc
- Family Bathroom
- Driveway
- Entrance Hall
- Kitchen
- Two Bedrooms
- Enclosed Garden
- Well Presented



2 Bedroom House - Semi-Detached located in Cringleford

Welcome to Daffodil Close, Cringleford, this delightful semi-detached home is an ideal choice for first-time buyers seeking a comfortable and modern living space. The property boasts a well-thought-out layout ensuring both functionality and style.

Upon entering, you are welcomed by a bright entrance hall that leads to a compact yet efficient kitchen, perfect for culinary enthusiasts. The spacious sitting and dining room is bathed in natural light, thanks to the double doors that open out to the rear garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for entertaining friends and family or simply enjoying a quiet evening at home.

The property features two generously sized bedrooms, providing ample space for relaxation and rest. A well-appointed family bathroom completes the interior, ensuring convenience for all residents.

Externally, the home is complemented by a gravel front garden and a driveway that accommodates a couple of cars, adding to the practicality of the property. The rear garden is predominantly lawned, offering a wonderful area for outdoor gatherings, gardening, or simply soaking up the sun.

This lovely home on Daffodil Close is not just a property; it is a place where memories can be made. With its modern features and inviting atmosphere, it is a must-see for anyone looking to establish their roots in a welcoming community. We encourage you to arrange a viewing and discover the potential this home has to offer.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, doors to the sitting/dining room and the kitchen.

Sitting/Dining Room

14'8 x 13'0

Sealed unit double glazed doors to the rear, radiator, built in cupboard and sealed unit double glazed window to the side.

Kitchen

10'1 x 6'1

Sealed unit double glazed window to the front, range of base and wall mounted units, integrated hob, oven and extractor fan over. Space for further appliances. sink unit.

Landing

Doors to the bedrooms and the bathroom.

Principal Bedroom

13'4 x 8'6

Sealed unit double glazed window to the rear, cupboards and radiator.

Bedroom Two

13'4 max x 8'6 max

Sealed unit double glazed window to the front, cupboard and radiator.

Bathroom

Sealed unit double glazed window to the side, panel bath with screen and shower over, wc and wash hand basin, splash backs.

Outside

Garden to the front, driveway to the side with gated access to the garden. The garden is lawned with patio area, relatively unoverlooked with trees planted and enclosed by panel fencing.



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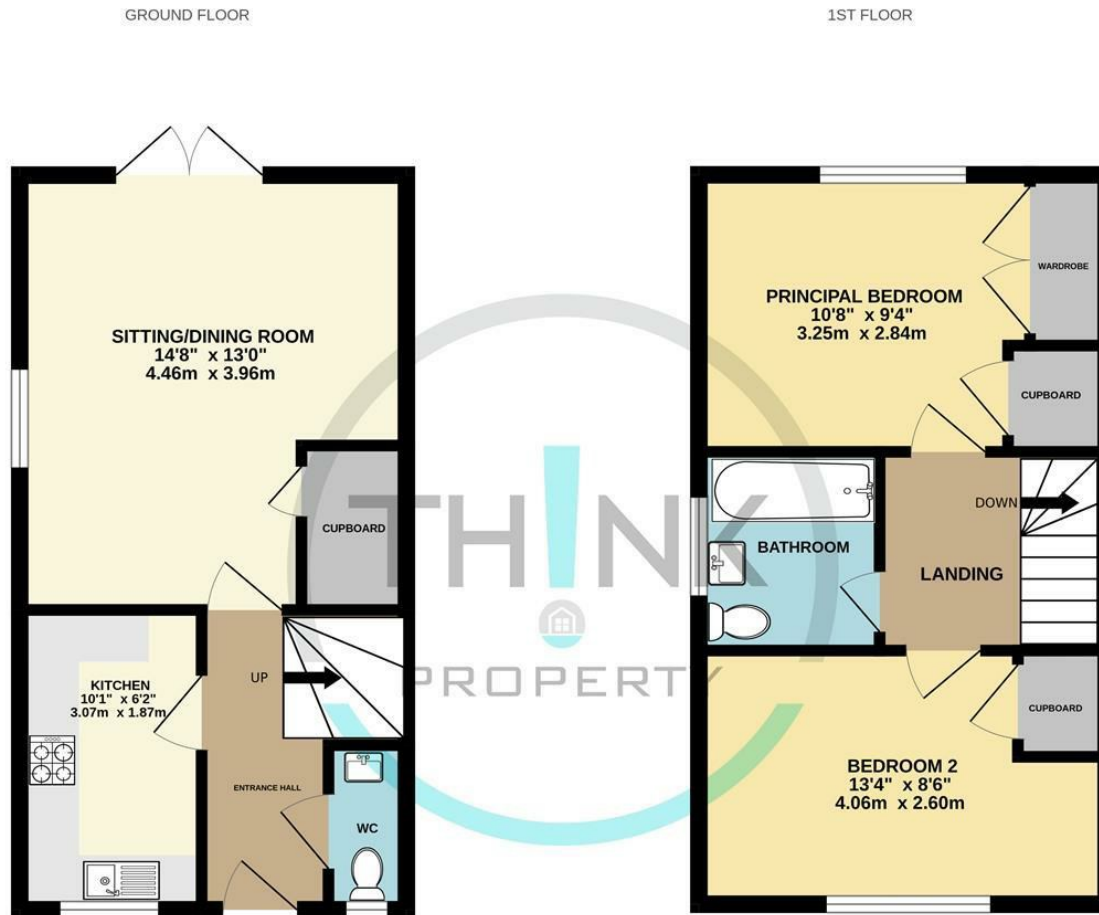
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Council Tax Band

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

