

propertyladder



Oriole Drive, Cringleford, NR4

A Three Bedrooms Semi-Detached Home With No Onward Chain!

GUIDE PRICE £140,000 50% SHARED OWNERSHIP



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A SMART START IN CRINGLEFORD!

Offered with no onward chain, this 50% shared ownership home is situated in the sought after village of Cringleford and enjoys a pleasant green outlook to the front.

The accommodation comprises an entrance hall leading to a dual aspect living room, creating a light and comfortable living space, along with a ground floor WC and a fitted kitchen. To the rear, a bright and airy conservatory provides additional versatile living space with views over the garden. Upstairs, there are three bedrooms accessed from the landing, served by a shower room. While the property would benefit from modernisation in places, it offers excellent potential for buyers to update and personalise, making it an ideal opportunity for those looking to step onto the property ladder.



“ a bright and airy conservatory provides additional versatile living space ”



Overview

- 50% Shared Ownership
- Semi Detached House
- Three Bedrooms
- Two Allocated Parking Spaces
- First Floor Shower Room & Ground Floor WC
- Spacious Dual Aspect Living Room
- Fitted Kitchen & Conservatory Extension
- Easy Access To A11, Southern Bypass, UEA & NNUH
- Enclosed Low Maintenance Garden





Location

Oriole Drive is situated within the highly sought after village of Cringleford, offering a convenient yet peaceful setting just to the south of Norwich. The area is well served by a range of local amenities including a village shop, pharmacy, doctors' surgery and popular public house, while the nearby Waitrose and retail park provide further shopping options.

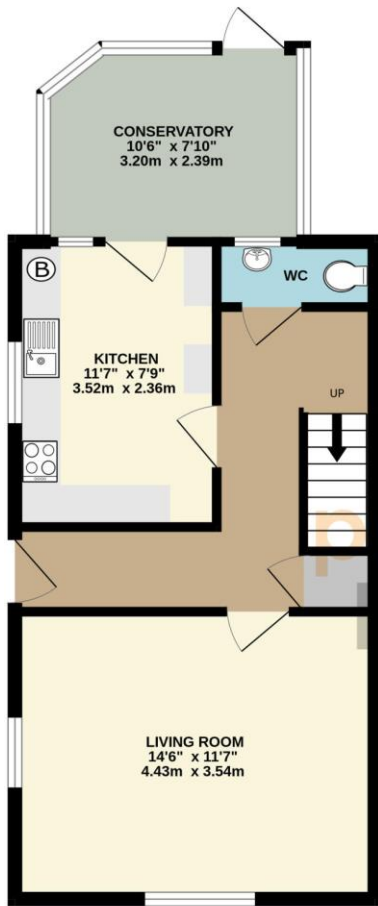
Cringleford is also home to highly regarded schooling for various age groups and benefits from excellent transport links, with regular bus services into Norwich city centre, easy access to the A11 and A47, and Norwich Train Station offering direct routes to London.



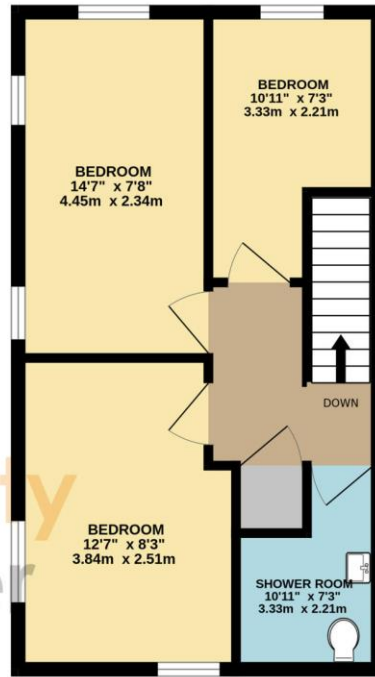
Outside

Outside, the property benefits from two allocated parking spaces positioned to the rear. The rear garden is fully enclosed and designed for low maintenance, being laid entirely to patio, and also includes a useful outdoor shed for additional storage.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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GOLD WINNER

ESTATE AGENT IN NORWICH (NR10-16)

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