



## 9 Woodpecker Lane, Cringleford

£300,000 Freehold



websters.



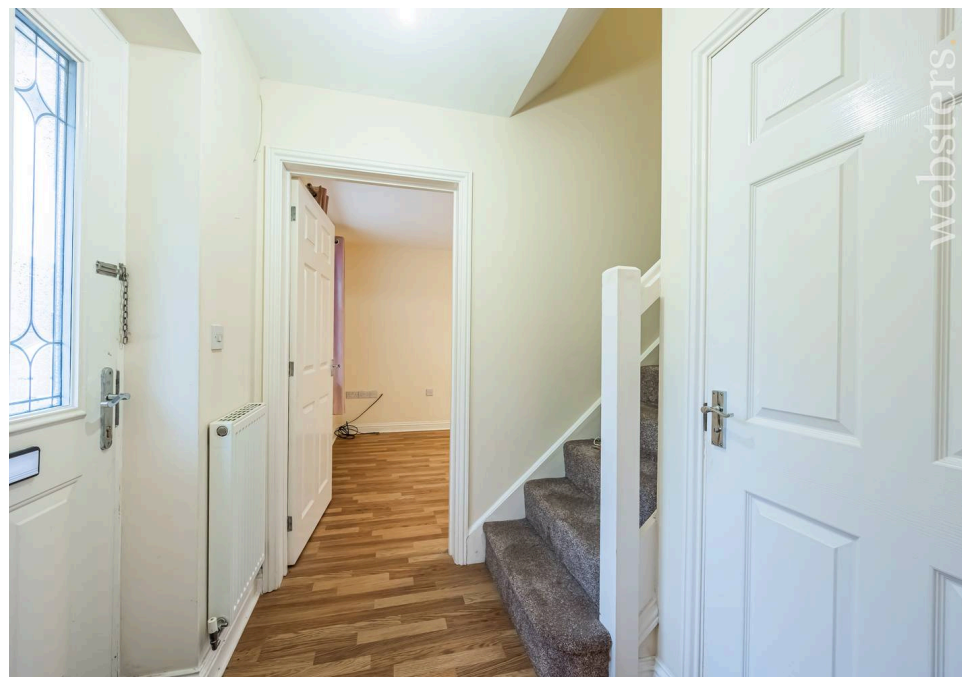
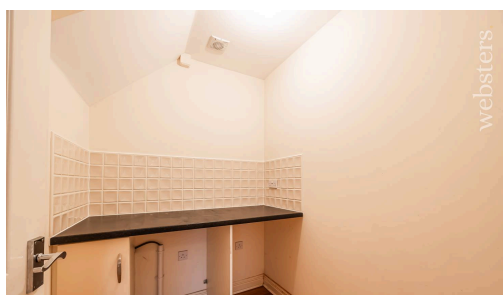
Presenting a splendid opportunity to acquire a spacious and inviting family home, this 3-bedroom semi-detached house is a testament to modern comfort and convenience. Situated within the sought after Roundhouse Park development, this property boasts three bedrooms off the landing, with an ensuite shower room and a family bathroom offering a touch of luxury. The accommodation also includes a utility room and cloakroom, ensuring practicality is at the forefront of this residence.

The property benefits from a private rear garden, ideal for those seeking a tranquil outdoor space whilst also benefitting from off street parking. A conservatory adds a touch of elegance, while the light-filled kitchen/diner and separate lounge provide ample space for relaxation and hosting guests. With the added bonus of no onward chain, this home offers a fantastic opportunity for those looking to settle into a comfortable living space that seamlessly combines style with functionality.

Council Tax band: C



- Spacious Semi-Detached Family Home
- Three Bedrooms Off Landing
- Ensuite Shower Room And Family Bathroom
- Utility Room And Cloakroom
- Private Rear Garden And Off Street Parking
- Conservatory
- Light Kitchen / Diner And Separate Lounge



**Entrance Hall**

Part obscure double glazed composite front door, further doors to cloakroom, kitchen / diner and lounge, carpeted stairs to the first floor, LVT flooring and a radiator.

**Cloakroom**

Low set WC, pedestal hand wash basin with tiled splash back, radiator, LVT flooring and an extractor fan.

**Kitchen / Diner**

15' 7" x 9' 8" (4.75m x 2.95m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven with gas hob and extractor fan over, space and plumbing for dish washer, space for a fridge - freezer, LVT flooring, two radiators, three uPVC double glazed windows to the front and side aspects, inset stainless steel sink with mixer tap and drainer, tiled splash back and a wall mounted gas boiler.

**Utility Room**

6' 10" x 5' 3" (2.08m x 1.60m)

Laminate work tops, space and plumbing for washing machine and tumble dryer, radiator, LVT flooring, extractor fan and base units.

**Lounge**

15' 7" x 9' 7" (4.76m x 2.93m)

UPVC double glazed window to the front aspect, LVT flooring and two radiators. French uPVC double glazed double doors to:

**Conservatory**

9' 5" x 8' 1" (2.87m x 2.46m)

UPVC double glazed frame, uPVC double glazed French double doors to the rear garden and laminate flooring.

**Landing**

Doors to three bedrooms and bathroom, floor laid to carpet, radiator, airing cupboard and a loft hatch.

**Bedroom One**

11' 2" x 12' 6" (3.40m x 3.82m)

Double bedroom with a uPVC double glazed window to the front aspect, LVT flooring and a radiator. Door to:

**Ensuite**

4' 8" x 5' 6" (1.43m x 1.68m)

Corner shower with double sliding doors and splash back, low set WC, pedestal hand wash basin with tiled splash back, radiator, laminate flooring, obscure uPVC double glazed window to the front aspect and an extractor fan.

**Bedroom Two**

9' 3" x 9' 11" (2.81m x 3.02m)

Double bedroom with a uPVC double glazed window to the front aspect, LVT flooring and a radiator.

**Bedroom Three**

7' 0" x 7' 5" (2.13m x 2.25m)

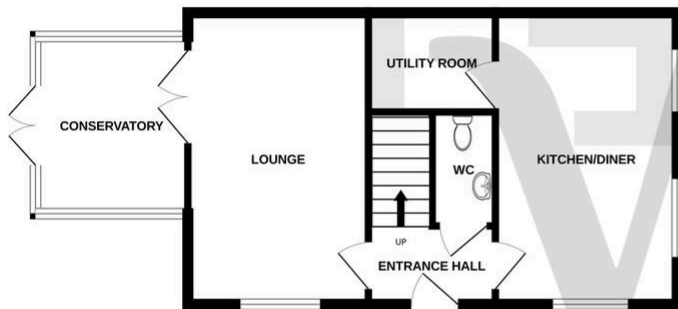
UPVC double glazed window to the side aspect, radiator and LVT flooring.

**Bathroom**

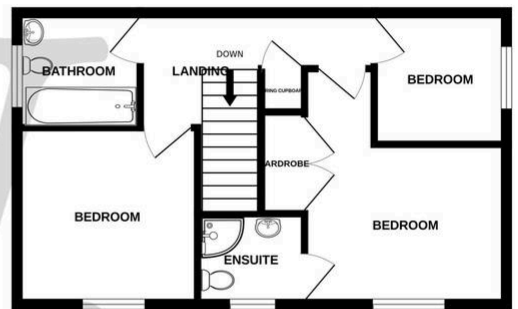
6' 2" x 6' 7" (1.87m x 2.00m)

Panel bath with shower attachment and tiled backing, low set WC, pedestal hand wash basin with tiled splash back, radiator, obscure uPVC double glazed window to the side aspect, laminate flooring and an extractor fan.

GROUND FLOOR



1ST FLOOR



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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