

13 Kedleston Drive, Norwich

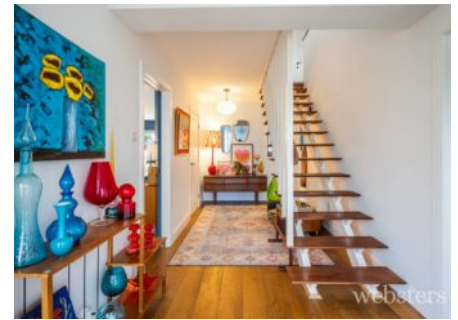
£675,000 Freehold



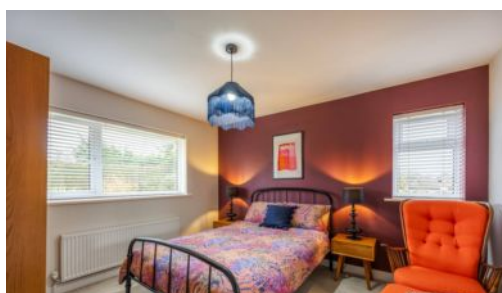
websters.

This immaculately presented and beautifully modernised family home is situated in the highly sought after area of Cringleford to the south-west of Norwich. Boasting four double bedrooms off the landing, the property provides ample space for family living. The heart of the home is the impressive open plan kitchen and breakfast room, designed for both every-day comfort and entertaining. Two further generous reception rooms offer flexibility for formal dining, relaxing, or a home office. The accommodation also includes two modern bathrooms and a separate cloakroom, ensuring convenience for family and guests alike. The property benefits from ample off street parking and a double garage (ideal for storage or additional vehicles). Every detail has been thoughtfully considered to create a welcoming and contemporary living environment, combining style with practicality.

Council Tax band: E / Tenure: Freehold / EPC Rating: D



- Immaculately Presented And Beautifully Modernised Family Home
- Four Double Bedrooms Off Landing
- Open Plan Kitchen / Breakfast Room
- Highly Sought After Area Of Cringleford
- Ample Off Street Parking And Double Garage
- Two Further Generous Reception Rooms
- Private Landscaped South-West Facing Rear Garden
- Two Modern Bathrooms And Separate Cloakroom



Entrance Hall

Composite front door with frosted side windows, engineered oak flooring, two cast iron radiators, under stairs storage cupboard, further built in storage cupboard, obscure double glazed window to the side aspect, doors to cloakroom, lounge, dining room and kitchen / breakfast room, stairs leading to the first floor.

Cloakroom

Low set WC, wall mounted hand wash basin, part tiled walls, cast iron radiator, obscure uPVC double glazed window to the front aspect, extractor fan, large airing cupboard and tiled flooring.

Lounge

22' 7" x 13' 5" (6.89m x 4.10m)

Modern wood burning stove set to slate hearth, large uPVC double glazed sliding door to the rear garden, engineered oak flooring, uPVC double glazed window to the front aspect, two cast iron radiators and an air conditioning unit.

Dining Room

10' 10" x 10' 0" (3.30m x 3.04m)

UPVC double glazed sliding doors to the rear garden, engineered oak flooring, cast iron radiator and stained glass window to entrance hall.

Kitchen / Breakfast Room

13' 3" x 17' 2" (4.03m x 5.22m)

Outstanding open plan space comprising a bespoke range of wall and base units with quartz work tops and separate island, engineered oak flooring, cast iron radiator, integrated double electric oven, integrated gas hob with extractor hood over, two uPVC double glazed windows to the front and side aspects, part double glazed uPVC door to the side access, integrated fridge - freezer and dishwasher, sunken one and half bowl ceramic sink with mixer tap, quartz splash back, Velux window and door to garage.

Landing

Doors to four bedrooms and bathroom, uPVC double glazed window to the front aspect, floor laid to carpet, cast iron radiator and a built in storage cupboard.

Bedroom One

13' 11" x 13' 5" (4.23m x 4.08m)

Double bedroom with a uPVC double glazed window to the rear aspect, radiator, floor laid to carpet and door to ensuite.

Ensuite

8' 2" x 5' 10" (2.48m x 1.77m)

Newly appointed suite comprising a large walk in shower with dual shower heads, tiled backing, glass screen and drying area, low set WC, hand wash basin set to vanity with tiled splash back, tiled flooring, heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear aspect.

Bedroom Two

12' 2" x 10' 7" (3.72m x 3.23m)

Double bedroom with two uPVC double glazed windows to the rear and side aspects, floor laid to carpet and a radiator.

Bedroom Three

10' 1" x 10' 7" (3.07m x 3.23m)

Double bedroom with a uPVC double glazed window to the front aspect, built in wardrobe, floor laid to carpet and a radiator.

Bedroom Four

8' 4" x 13' 5" (2.55m x 4.09m)

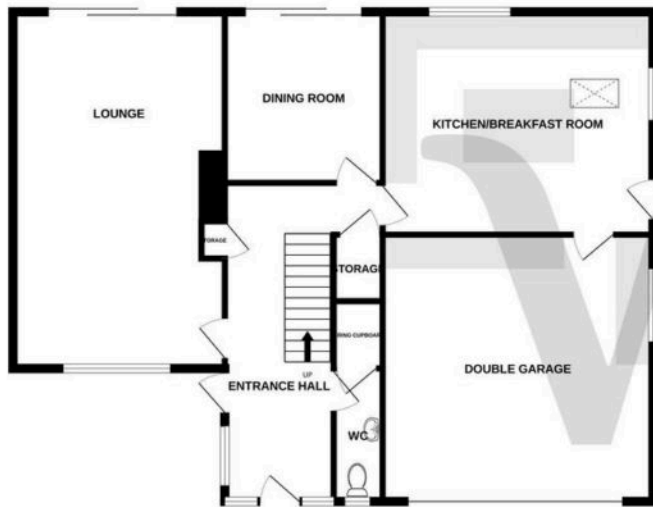
Double bedroom currently set up as a dressing room, uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

Bathroom

8' 6" x 7' 3" (2.58m x 2.20m)

Contemporary space comprising a large walk in shower with dual shower heads, glass screen, ornate tiled backing and drying area, low set WC, hand wash basin set to vanity with tiled splash back, tiled flooring, obscure uPVC double glazed window to the rear aspect, extractor fan and a modern stainless steel / cast iron radiator.

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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