



5 Sidell Close, Norwich, NR4 6XP
£405,000 (Freehold)


warners
RESIDENTIAL



- * Generous Detached Bungalow
- * Three Well-Proportioned Bedrooms
- * Impressive Lounge/Diner with Fireplace & Bay Window
- * Spacious Kitchen
- * Shower room
- * En Suite Bathroom to Principal Bedroom
- * Private Driveway & Garage with Electric Door
- * Low-Maintenance Rear Garden
- * Peaceful Cul-De-Sac Position
- * Located in the Popular Village of Cringleford
- * Chain Free Purchase
- * Gas Heating

Location...

Nestled within a quiet cul-de-sac in the highly sought-after village of Cringleford, this delightful three-bedroom detached bungalow offers spacious, versatile living and is presented to the market chain free - ready for you to move straight in and make it your own.



What3words///tulip.plenty.wipes

The Property...

As you arrive, the property immediately impresses with its attractive brick-weave driveway, offering ample off-road parking and leading to a single garage fitted with an electric door and power supply.

Entrance door opening into a welcoming entrance hall that provides access to all area of the home. To the right, you'll find a convenient shower room, while the generously sized principal bedroom sits at the front of the property, filled with natural light and benefitting from its own en-suite bathroom.

Bedrooms two and three are positioned at the rear, both offering comfortable accommodation. Bedroom three provides flexibility and could easily serve as a home office or study - perfect for modern living.

The kitchen, also located at the rear, enjoys pleasant views over the south-east facing garden. With a range of wall and base units, ample storage, and space for dining.

At the heart of the home lies the impressive lounge/diner, stretching nearly 30ft in length. This beautifully proportioned space is ideal for both relaxing and entertaining, featuring a charming bay window that floods the room with light, alongside a feature fireplace for cosy evenings.

TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431

Outside Space

The rear garden has been thoughtfully designed for ease of maintenance, allowing you to enjoy a peaceful outdoor retreat with minimal upkeep. A patio area provides the perfect spot for al fresco dining, while shingled sections and mature borders create a sense of privacy and tranquillity.

Location

Situated in the ever-popular village of Cringleford, the property benefits from excellent local amenities including shops, a Waitrose supermarket, doctors' surgery, and well-regarded schools - all within easy reach. This desirable location combines village charm with everyday convenience.

A Wonderful Opportunity

Offering space, comfort, and a prime location, this charming bungalow is sure to attract strong interest. Early viewing is highly recommended.

Agents Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

South Norfolk Council Tax Band E

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

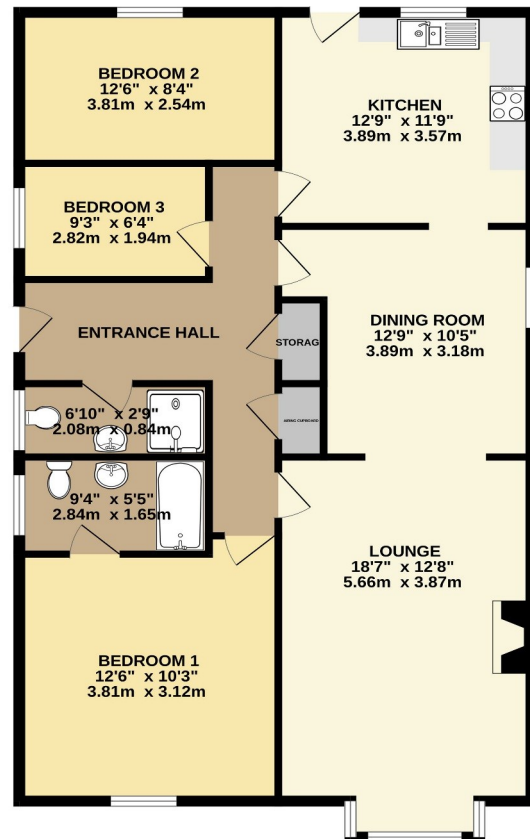
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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Office Hours

Mon-Fri 9am-5.30pm
Sat 9am-3pm

Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

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