



Poringland Road, Stoke Holy Cross, Norwich

Offers In Excess of £380,000 Freehold

Energy Efficiency Rating : D

- ✓ Detached Chalet Bungalow
- ✓ Extended Accommodation
- ✓ Approx. 0.20 Acre Plot (stms)
- ✓ Over 1300 Sq ft (stms)
- ✓ 23' Sitting Room & 13' Garden Room
- ✓ Kitchen & Utility Room
- ✓ Workshop/Garage & Car Port
- ✓ South Facing Gardens



To arrange an accompanied viewing please call our Poringland Office on 01508 356456



With a PLOT of some 0.20 ACRES (stms), this 1300 + Sq ft (stms) DETACHED CHALET offers EXTENDED and FLEXIBLE ACCOMMODATION, with an adjoining GARAGE/WORKSHOP which offers FURTHER POTENTIAL. The SOUTH FACING GARDENS offer an URBAN RETREAT given the PRIVATE SETTING which is only a SHORT DRIVE from the CITY CENTRE. With THREE SECTIONS to the outside, a mix of entertaining, lawned and working gardens can be found. uPVC double glazing and gas fired CENTRAL HEATING is INSTALLED, whilst a SIZEABLE FRONT DRIVEWAY ensures the property is set back, with a PORCH and HALL ENTRANCE. Internally, the 23' SITTING ROOM offers a FEATURE FIRE PLACE, with DOUBLE DOORS to the 13' GARDEN ROOM, with the rest of the ground floor including a bedroom, shower room, KITCHEN and utility room with a door to the workshop/garage. Upstairs the SPACIOUS LANDING offers FAR REACHING GARDEN VIEWS and AMPLE SPACE as a STUDY AREA, with TWO DOUBLE BEDROOMS and the family bathroom.

LOCATION

Providing fantastic access to Norwich, Stoke Holy Cross is a sought after village which sits south of the City. Good access to the A47 and A11 can also be found, making this a perfect location for those needing to commute or to travel around Norfolk easily. The village has a primary school, playing field, village hall and two restaurants/public house and a regular bus service. A further range of everyday amenities can be found in the nearby larger villages of Poringland and Framingham Earl.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 8NW), but to help you...Leaving Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Pass the A47 Norwich bypass junction, keeping right and take the B1332 signposted to Bungay. At the roundabout, turn right onto Stoke Road, which becomes Poringland Road, where the property can be found on your left hand side.

Set back from the road with a brick walled frontage, a spacious shingle driveway offers ample parking, with access to the car port, garage and main property.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, uPVC double glazed window to front, uPVC double glazed window to side, door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, thermostat heating control, stairs to first floor landing, built-in storage cupboard, coved ceiling, doors to:

BEDROOM/STUDY

10' 9" x 8' 8" (3.28m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.



KITCHEN

11' 10" x 8' 8" Max (3.61m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and extractor fan over, built-in eye level electric double oven, integrated fridge, under cupboard lighting, tiled flooring, radiator, uPVC double glazed window to rear, coved ceiling, door to:

UTILITY ROOM

10' 6" x 7' 9" (3.2m x 2.36m) Complementary rolled edge work surfaces, space for fridge/freezer, space for washing machine, tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to rear, door to workshop.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled walls, wall mounted vanity mirror, tiled flooring, radiator, uPVC obscure double glazed window to rear, coved ceiling with extractor fan.

SITTING ROOM

23' 1" x 10' 4" Max (7.04m x 3.15m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to front, television point, coved ceiling, double doors to:

GARDEN ROOM

13' 1" x 9' 9" (3.99m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to side x4, uPVC double glazed French doors to rear, television point, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

This spacious landing makes an excellent study or reading space and is finished with fitted carpet, wood effect flooring, uPVC double glazed window to rear, smooth ceiling, doors to:

DOUBLE BEDROOM

20' 4" x 10' 4" Max (Some Restricted Height)(6.2m x 3.15m) Fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television point, built-in storage cupboard, smooth ceiling.

DOUBLE BEDROOM

11' 5" x 11' 5" Max (Some Restricted Height) (3.48m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to front, built-in airing cupboard, smooth ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, tiled splash backs, shaver point, tiled flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights with extractor fan.







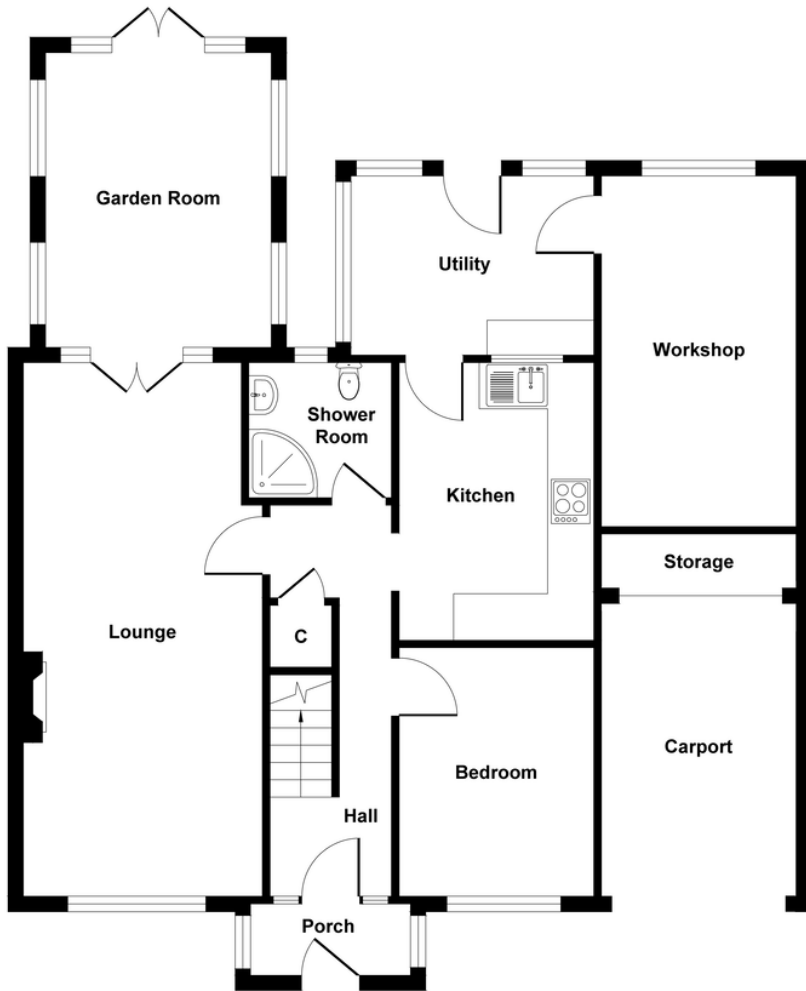
OUTSIDE

The rear garden and plot extends to some 0.20 acres (stms), and the rear is split into three clear sections. Firstly, a large south facing patio extends from the garden room with ample space to dine alfresco, with various planting and shrubbery. A lawn extends beyond, with further planting, and finally a working garden with various fruit and vegetable planting can be found at the end. With a range of hedge and fenced boundaries, the garden offers storage sheds and a green house, and is a turnkey space for a keen gardener.

GARAGE

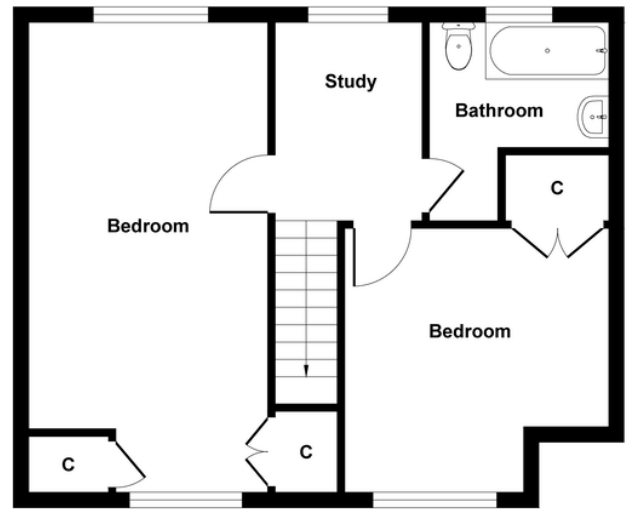
18' x 11' 9" Max (5.49m x 3.58m) Currently divided with a partition to create a storage garage and workshop, with potential to open plan the space once again. Up and over door to front, window to rear, door to side, power and lighting.





Ground Floor
Approximate Floor Area
809 sq. ft
(75.15 sq. m)

Approx. Gross Internal Floor Area 1308 sq. ft / 121.51 sq. m



First Floor
Approximate Floor Area
499 sq. ft
(46.35 sq. m)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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