



Colman Avenue, Stoke Holy Cross, Norwich

Guide Price £290,000 Freehold

Energy Efficiency Rating : D

- ✓ Popular Cul-De-Sac Location
- ✓ Detached Bungalow
- ✓ Updated & Modernised
- ✓ Sitting Room With Wood Burner
- ✓ Kitchen & Utility Space
- ✓ Newly Fitted Bathroom
- ✓ Three Bedrooms
- ✓ Front & Rear Private Gardens

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

**STARKINGS
&
WATSON**



Occupying a popular location, this DETACHED BUNGALOW is hidden from view, with PARKING, GARAGE and SPACIOUS LAWNED GARDENS to front. Having been UPDATED and MODERNISED, the internal accommodation offers a STYLISH FINISH, including a MODERN KITCHEN and NEWLY FITTED BATHROOM, whilst the CENTRAL HEATING BOILER was replaced in 2021. With a SIMPLE and EASY TO MAINTAIN LAYOUT, the hall entrance leads to the MODERN KITCHEN and adjacent CONSERVATORY/utility space. A door leads to the SITTING ROOM with a CAST IRON WOOD BURNER which creates a COSY FEEL. The BATHROOM offers a MATT BLACK FINISH, with THREE BEDROOMS to the opposite end of the bungalow. uPVC DOUBLE GLAZING and oil fired central heating completes the property. The GARDENS wrap around the property, with a LAWNED SPACE and PATIO to rear, whilst the PRIVATE FRONT GARDENS offer a bright and sunny aspect.

LOCATION

Stoke Holy Cross is a sought after village situated to the south of Norwich providing easy access to the A47 and A11. The village offers primary school, village hall, playing field and restaurant/public house, with a more comprehensive range of amenities close by in the larger villages of Poringland and Framingham Earl.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 8NA), but to help you...Leave Norwich via City Road, which becomes Long John Hill. Proceeding straight over the ring road

crossroads and over the railway bridge. Follow the Stoke Road, and proceed into the village of Stoke Holy Cross on the Norwich Road. Continue along, turning left onto Pettingales, and left again onto Caudwell Close. Colman Avenue is your first left, where the property can be found on the left hand side, indicated by our For Sale board.

The property is approached via a gravel driveway which leads onto the private lawned front garden with a hard standing pathway leading to the main entrance. High level timber panelled fencing affords the garden with great privacy.

Composite entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, built-in double storage cupboard, smooth ceiling with recessed spotlights, doors to:

BEDROOM

8' 7" x 10' 6" (2.62m x 3.2m) Fitted carpet, radiator, uPVC double glazed window to front.

DOUBLE BEDROOM

12' x 11' 8" (3.66m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to front.

DOUBLE BEDROOM

14' 2" x 11' 8" (4.32m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Newly fitted three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, tiled flooring, vertical radiator, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

KITCHEN/DINING ROOM

14' 10" x 10' 8" (4.52m x 3.25m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric hob, built-in electric double oven, space for fridge freezer, space for dining table, tile effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed French doors to conservatory/utility room, smooth ceiling with recessed spotlights, door to:

SITTING ROOM

14' 10" x 11' 11" (4.52m x 3.63m) Cast iron wood burner set within a decorative fire place, fitted carpet, radiator, uPVC double glazed window to front, television and telephone points.

CONSERVATORY/UTILITY ROOM

14' 11" x 6' 4" (4.55m x 1.93m) Tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to side, smooth ceiling, space for washing machine.

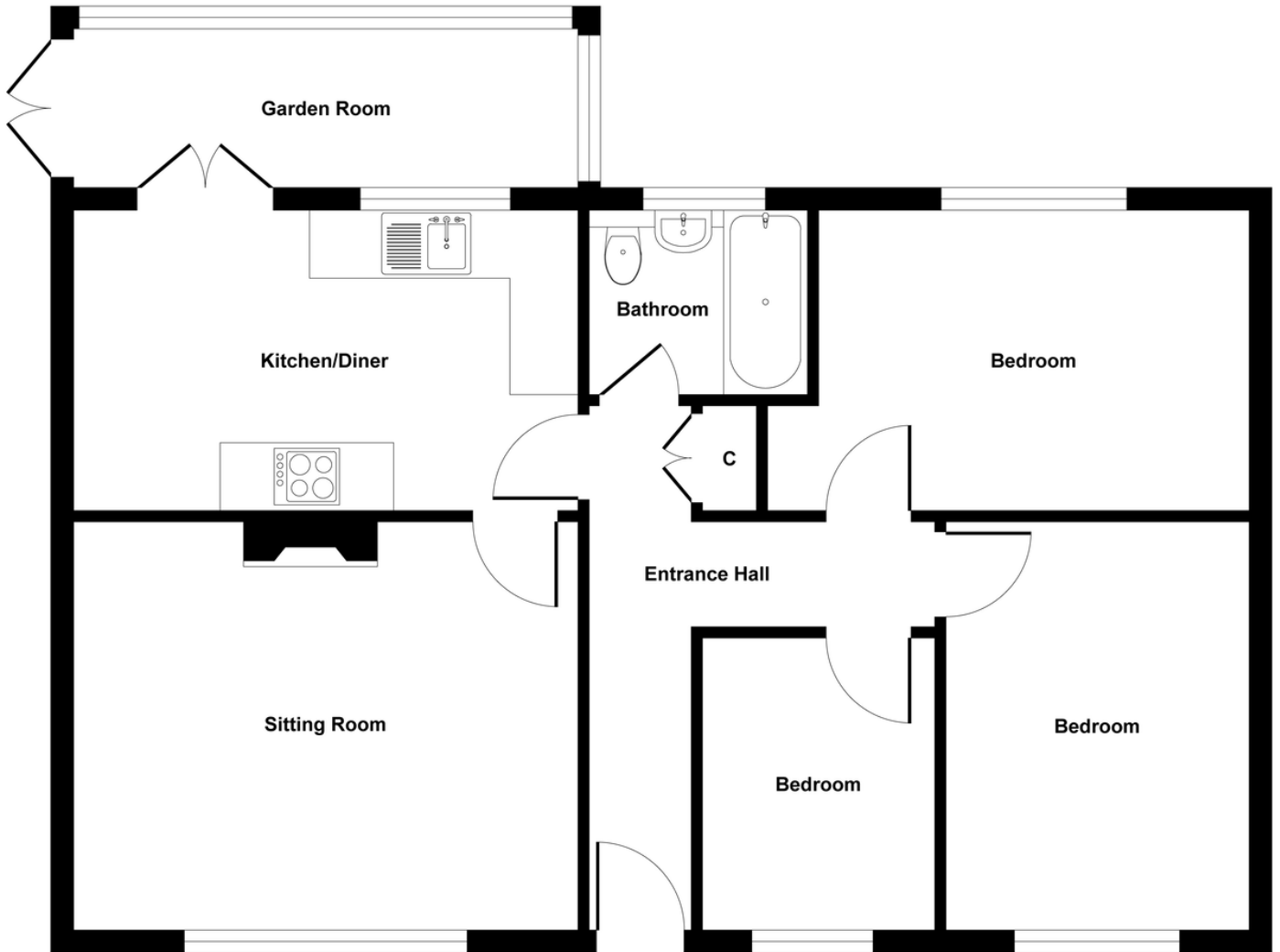
OUTSIDE

Outside you will find a private enclosed rear garden with patio space providing the ideal space to relax and entertain. An adjacent lawn can then be found, enclosed with timber panelled fencing with gated access to the side leading to the front of the property and providing access to the oil tank.

GARAGE

17' 7" x 8' 7" (5.36m x 2.62m) Electric roller door to front, uPVC double glazed window to rear, door to side, power and lighting, wall mounted oil fired central heating boiler.





Floor Plan
Approximate Floor Area
811 sq. ft
(75.34 sq. m)

Approx. Gross Internal Floor Area 811 sq. ft / 75.34 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 and 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