



Chandler Road

Stoke Holy Cross, Norwich, NR14 8RG

**BROWN & CO**



# Chandler Road, Stoke Holy Cross, Norwich, NR14 8RG

A lovely three bedroom detached bungalow with garage, parking and a delightful rear garden positioned in a most desirable location.

Acreage – 0.203 acres (stms).

£450,000



## DESCRIPTION

The property comprises a superb three-bedroom detached bungalow beautifully positioned on Chandler Road enjoying fine views over open countryside to the front and rear aspects. It sits in a lovely pocket of south Norfolk and will be of great interest to buyers keen to acquire a bungalow with the opportunity to extend or adapt the accommodation as they so wish.

The bungalow is approached to the front into the main entrance hall. The principal rooms, bedroom accommodation and family bathroom are all located off the hall; all bedrooms are comfortable double rooms and are light and airy. The rear of the property has been subject to a notable extension with the kitchen dining room linking in very well with the conservatory and garden room. A gardener's toilet and single garage complete the accommodation.

The property is approached off Chandler Road into a large hard standing offering parking for a number of vehicles. The rear gardens are most attractive and are enclosed by panel fencing with the main gardens being laid to lawn with a good terrace area. The gardens also enjoy a range of deep flower beds and borders. A garden shed will remain with the property.

The whole is offered with no onward chain.

Services – Oil fired central heating, mains water, private drainage, mains electricity.

Local authority – South Norfolk District Council.

## LOCATION

Stoke Holy Cross is a popular village, conveniently located approximately 4 miles south of Norwich. Amenities in the village include a shop, a primary school. Local dining establishments include The Wildebeest Restaurant and Stoke Mill. A much wider range of facilities and amenities can be found in nearby Poringland and the Cathedral City of Norwich.

## DIRECTIONS

From the roundabout at the top of St Stephens Street in the city centre, proceed along Queens Road towards Bracondale. Continue past Hall Road on the right and take the next turning on the right into City Road. Follow City Road to the traffic lights at the junction with the outer ring road and proceed over these traffic lights and under the railway bridge. Remain on this road through Caistor St Edmund and all the way to Stoke Holy Cross. Proceed through the village on the main road and then turn left onto Long Lane. Follow Long Road for approximately one mile moving onto Poringland Road. Turn left onto Chandler Road. The property is located on the left-hand side.

## AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

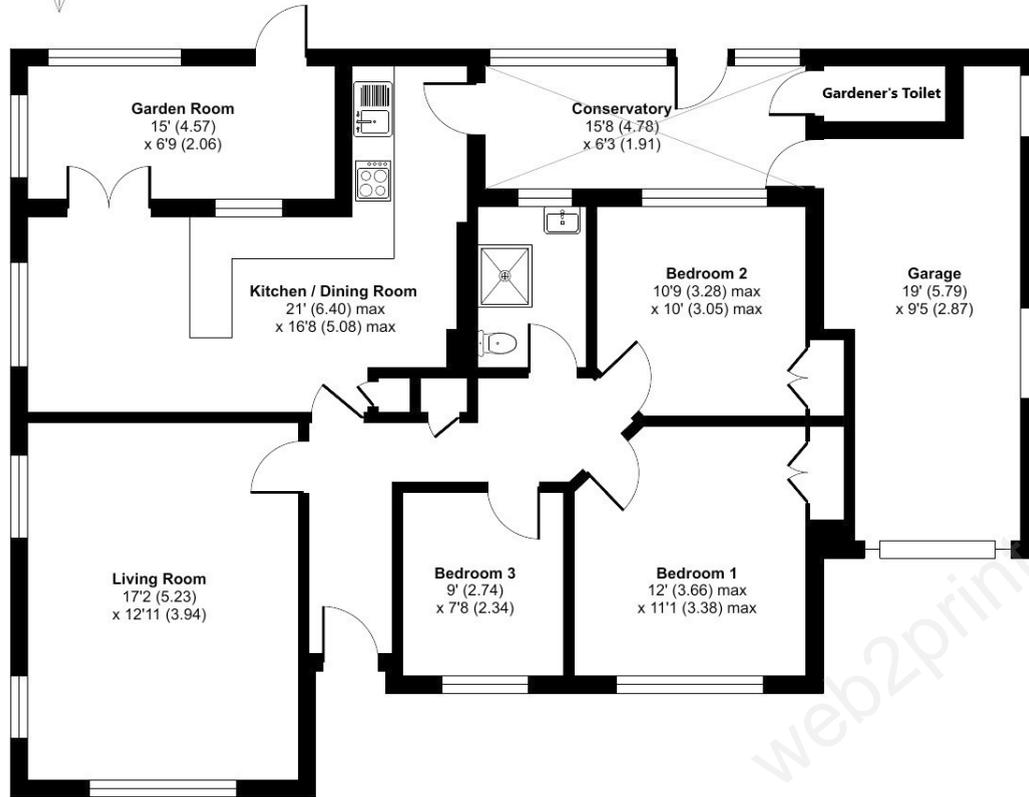
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Approximate Area = 1362 sq ft / 126.5 sq m (includes garage)

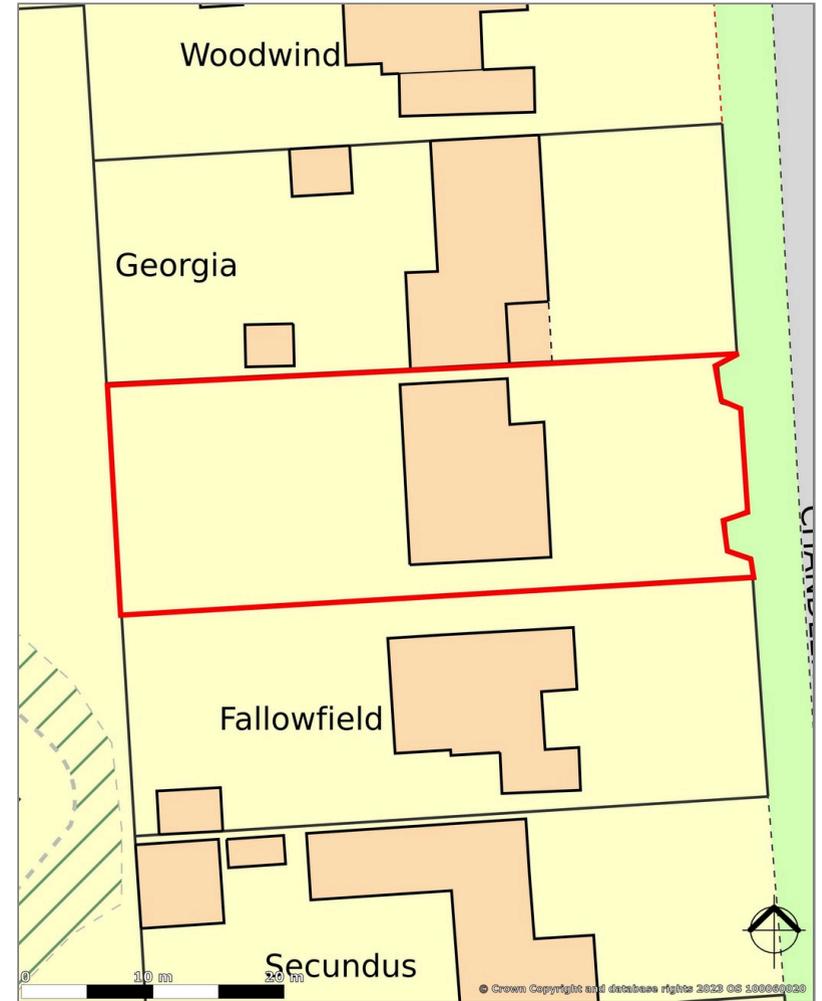
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 981010



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