

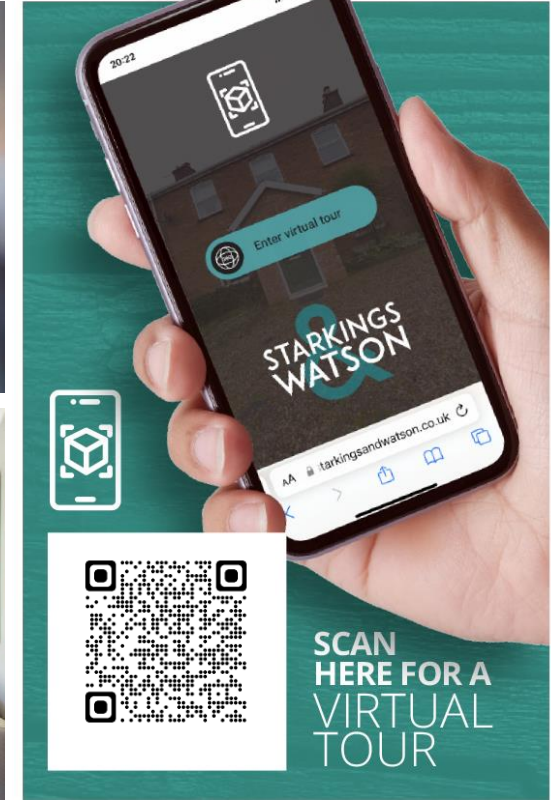
BROOMEFIELD ROAD

# Stoke Holy Cross, Norwich NR14 8FF

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain - Substantial & Immaculate Hopkins Built Home
- Contemporary Interior Designed Decor
- Two Reception Rooms
- Kitchen with Integrated Appliances
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Landscaped South Facing Garden
- Garage, Car Port & Tandem Parking

#### IN SUMMARY

NO CHAIN. This SUBSTANTIAL and IMMACULATE Hopkins built link-detached home offers a HIGH SPECIFICATION FINISH and a truly stunning CONTEMPORARY STYLE. With SOUTH FACING landscaped gardens, the property is TURNKEY and READY TO MOVE IN. Over 1450 Sq. ft (stms) of accommodation can be found inside, with each room finished with QUALITY FLOOR COVERINGS and an ATTRACTIVE DECOR. The hall entrance is a sizeable meet and greet space, with doors to the dining room and sitting room, with FRENCH DOORS onto the garden. Doors also lead to the cloakroom and 12' KITCHEN with INTEGRATED APPLIANCES and space for a table or island. The UTILITY ROOM offers space for laundry appliances and includes a door to the CAR PORT and GARAGE. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, along with BUILT-IN STORAGE. All bedrooms include BUILT-IN STORAGE, whilst there are TWO IMMACULATE EN SUITES and a family BATHROOM.

#### SETTING THE SCENE

With a sweeping lawned frontage and low level planting, a central footpath leads to the front door, with a shingle driveway offering tandem parking, a car port, and access to the garage and gardens.

#### THE GRAND TOUR

Heading inside the hall entrance offers a beautiful meet and greet space with wood flooring underfoot and a central staircase taking you to the first floor. A useful storage cupboard is built-in, whilst a crisp white décor ensures a bright and welcoming space. Doors lead off to the cloakroom and all the principal rooms, starting with the dining room, with continuing wood flooring and a double glazed sash window to front which offers a view down the road. The sitting room has been dressed and decorated in a calming tone, with wood flooring creating a warm feeling, and attractive views through the French doors which lead onto the rear garden. Also from the entrance hall you will find the downstairs W.C and the kitchen - a spacious room which is ideal for a breakfast table or island. With a suite of integrated appliances, a gas hob and electric double oven are built-in, along with a fridge/freezer and dishwasher. Tiled splash backs create a back drop to the work surfaces, with tiled flooring under foot, and a useful pantry style cupboard under the stairs. The utility room is finished in a similar style, with space for laundry appliances, matching tiled splash backs and a wall mounted gas fired central heating boiler. Heading upstairs, storage is built-in to the landing, with doors to all four bedrooms. To the right, the front double bedroom offers a sash window to front and a built-in double wardrobe. The principal bedroom leads off with a dressing area including built-in double wardrobes. Wood flooring runs through the bedroom, with a window to front, and velux window to rear. The en suite is immaculate and includes a tiled shower cubicle. The family bathroom is adjacent and finished in a matching style, including a bath with a shower over. The next bedroom faces to rear and is currently used as a study. The last bedroom is another good size double, with a built-in wardrobe, and further en suite shower room.



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### THE GREAT OUTDOORS

The gardens wrap around to the side and rear, laid to lawn, with a patio and contemporary raised timber decked seating area. With seating recessed into the decking, there is a perfect space for a fire pit, with raised planters behind. Enclosed with timber panelled fencing, the garden is fully enclosed, with maturing planting and slate beds. A timber shed offers storage, with a gate to the drive and a door to the garage. Currently used as a gym, the garage includes an up and over door to front, power and lighting.

### OUT & ABOUT

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, excellent doctors surgery, village hall, playing field, village store, Michelin Star restaurant Stoke Mill and Michelin Guide recommended The Wildebeest Restaurant /public house, local countryside walks such as High Ash Farm within walking distance with a further range of amenities close by in the larger villages of Poringland and Framingham Earl, and within a short drive to Norwich City Centre for more significant shopping.

### FIND US

Postcode : NR14 8FF

What3Words : ///snaps.lease.though

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

A yearly service charge for the upkeep of the green spaces is charged in the region of £120. The vendors advise us that BT Fibre broadband has been installed to the property.

**Disclaimer:** 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.

Price:



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Approximate total area <sup>(1)</sup>

1452.52 ft<sup>2</sup>

134.94 m<sup>2</sup>

Reduced headroom

49.42 ft<sup>2</sup>

4.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.