

PORINGLAND ROAD

Stoke Holy Cross, Norwich NR14 8NL

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



20:22

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- No Chain!
- Detached Bungalow
- Substantial 0.20 Acre Plot with Potential (stp)
- Potential to Extend & Modernise (stp)
- Two Reception Rooms
- Kitchen & Side Porch
- Two Double Bedrooms
- Wet Room

IN SUMMARY

NO CHAIN. Occupying a NON-ESTATE 0.20 ACRE PLOT (stms), this DETACHED BUNGALOW requires UPDATING and MODERNISATION, whilst offering HUGE POTENTIAL to EXTEND (stp). Set back from the road with a LARGE FRONTAGE, a driveway leads to the DOUBLE GARAGE. Internally, a SYMMETRICAL LAYOUT comprises TWO RECEPTION ROOMS and TWO BEDROOMS, along with a wet room, KITCHEN and side lobby. The GARDENS are EXTENSIVE, and split into a formal garden and WORKING GARDEN behind fencing. uPVC double glazing and electric storage HEATING are installed ensuring the property can be lived in, but decoration and updating would be beneficial.

SETTING THE SCENE

Set back from the road with mature hedging and a brick pillared entrance, wrought iron gates open up to the shingled driveway which leads down to the side of the property to the detached double garage. The front garden is laid to lawn with various planting and an oak tree at the front boundary. The property is set

back from the road and enjoys a non-overlooked frontage, with open access to the rear garden.

THE GRAND TOUR

Heading inside the front uPVC double glazed entrance door, a hall entrance with electric storage heater can be found and doors leading off to the two reception rooms and two double bedrooms. To your right the dual aspect sitting room can be found with uPVC double glazing. Opposite, the main double bedroom offers a similar size and proportion with a uPVC double glazed window to front. Heading up the hall, to your left the second double bedroom can be found with views over the rear garden, with the wet room located in the centre of the bungalow - with a two piece suite and wall mounted electric shower. The bathroom is finished with tiled splash-backs and non-slip vinyl flooring underfoot. The last reception room has been used as a dining room, with electric storage heater, built-in storage and a sliding door to the fitted kitchen which enjoys garden views. The kitchen offers a range of wall and base level units with space for appliances and electric cooker, with a further uPVC double glazed entrance door to the side lobby/porch.

THE GREAT OUTDOORS

Heading outside, the gardens are split into two key sections, starting with a main formal lawned garden, and further working garden beyond timber fencing. The driveway is open plan to the garden, with a shingled area providing parking and turning space with access to the double garage. A variety of



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planting, shrubbery and outbuildings can be found, including a timber storage shed and greenhouse. The rear section of the garden was once a productive working garden and now offers potential to make use of the private bright and sunny aspect which faces south. The double garage offers and 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, 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.

FIND US

Postcode : NR14 8NL

What3Words : ///theory.chef.voting

VIRTUAL TOUR

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

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

(1) Excluding balconies and terraces

Approximate total area (1)
798.55 ft²
74.19 m²

