

GRAVEL HILL

Stoke Holy Cross, Norwich NR14 8LH

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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- No Chain!
- Semi-Detached Home
- Hall Entrance & Fitted Kitchen
- Sitting Room with French Doors
- Three Bedrooms
- Family Bathroom
- Enclosed Gardens
- En-Bloc Garage & Parking

IN SUMMARY

NO CHAIN. This semi-detached home is HIDDEN AWAY with GREEN SPACE to front just off GRAVEL HILL. With RESIDENTS PARKING and an EN BLOC GARAGE the property is ideally situated for those seeking PRIVACY. Internally, there is HUGE POTENTIAL To UPDATE and MODERNISE the property, with the traditional layout including a HALL ENTRANCE, fitted kitchen and 14' OPEN PLAN SITTING/DINING ROOM with FRENCH DOORS to rear. The first floor offers THREE BEDROOMS and family bathroom off the landing. To the rear, the GARDEN offers PATIO and LAWN, with huge potential to MAXIMISE the POTENTIAL of the space.

SETTING THE SCENE

From Gravel Hill an opening leads to the residents parking area, with allocated parking in front of the single garage. A foot path leads to an area of green space, with access to the main entrance.

THE GRAND TOUR

The hall entrance offers storage under the stairs, along with space for coats and shoes. The kitchen is to your right, with a range of wall and base level units, inset electric ceramic hob and built-in electric oven, and space for further white goods. The gas fired central heating boiler is wall mounted. The sitting/dining room is adjacent, with wood flooring, feature fire place and French doors to the rear garden. Heading upstairs, the landing leads to three bedrooms of which two are doubles in size, and the family bathroom - with a three piece suite with a shower over the bath and tiled splash backs.

THE GREAT OUTDOORS

From the French door in the sitting room, a patio leads out, with an area of grass. Various mature planting can be found, all ready to be landscaped and tamed.

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.



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



FIND US

Postcode : NR14 8LH

What3Words : ///estimate.handrail.flesh

VIRTUAL TOUR

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

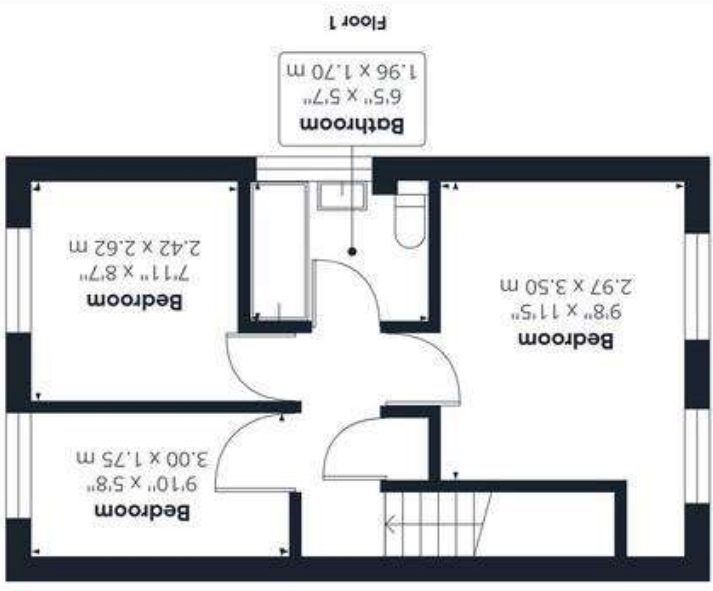
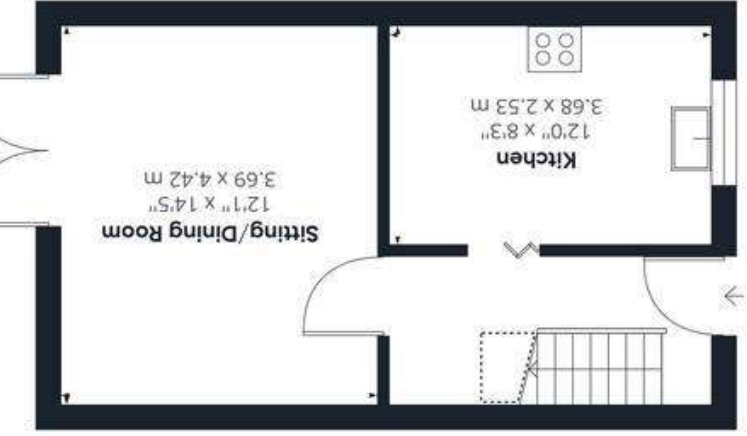
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Price:



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Approximate total area⁽¹⁾

678.00 ft²
62.99 m²

Reduced bedroom

4.24 ft²
0.39 m²

(1) Excluding balconies and terraces.

Reduced bedroom
(below 1.5m/4.92ft)

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.

HYBRID ESTATE AGENTS

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