

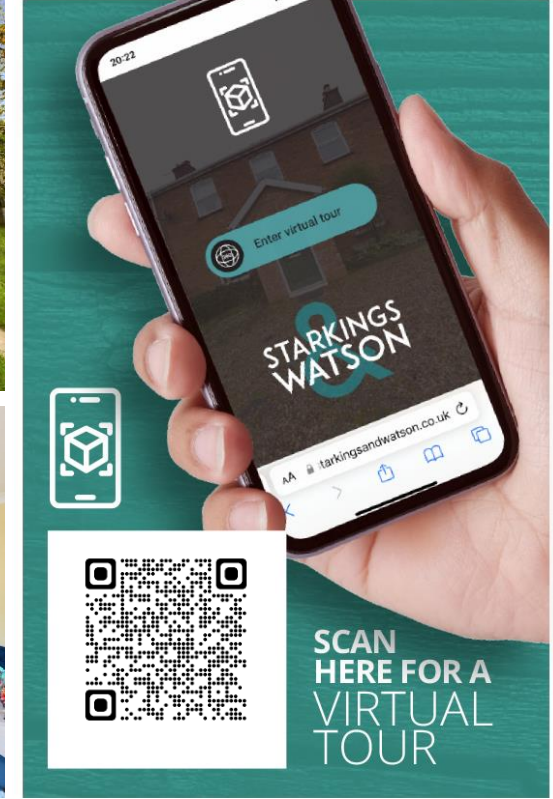
NORWICH ROAD

Stoke Holy Cross, Norwich NR14 8NX

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Extended Detached Family Home
- Open Plan & Flexible Layout of 2500 Sq. ft (stms)
- Up to Five Reception Rooms
- Kitchen with Central Island & Separate Utility
- Four Spacious Double Bedrooms
- En-Suite & Family Bathroom
- Car Port & Outbuildings
- Private Enclosed Gardens

IN SUMMARY

Standing proud in the CENTRE of STOKE HOLY CROSS, this is a RARE OPPORTUNITY to purchase a SUBSTANTIAL and EXTENDED 2500 Sq. ft (stms) DETACHED FAMILY HOME occupying a 1/4 ACRE PLOT (stms). With accommodation OVER THREE FLOORS, the property is HUGELY VERSATILE and IDEAL for those seeking FLEXIBLE HOME WORKING or ANNEXE POTENTIAL. With a MAINLY OPEN PLAN LAYOUT, the ground floor offers a MEET and GREET PORCH and HALL ENTRANCE, with NO LESS THAN FIVE RECEPTION SPACES - including a sitting room, family room, dining room, garden room and study. The KITCHEN is open plan, with a separate UTILITY ROOM and W.C. The first floor includes THREE LARGE DOUBLE BEDROOMS and the family bathroom. The PRINCIPAL BEDROOM includes a WALK-IN WARDROBE and LUXURY EN SUITE BATHROOM. The LANDING is SPACIOUS and offers study options, whilst leading to a further EN SUITE BEDROOM with a walk-in wardrobe. The GARDENS are TOTALLY SECLUDED and PRIVATE, with a SUMMER HOUSE and CAR PORT/GARAGE.

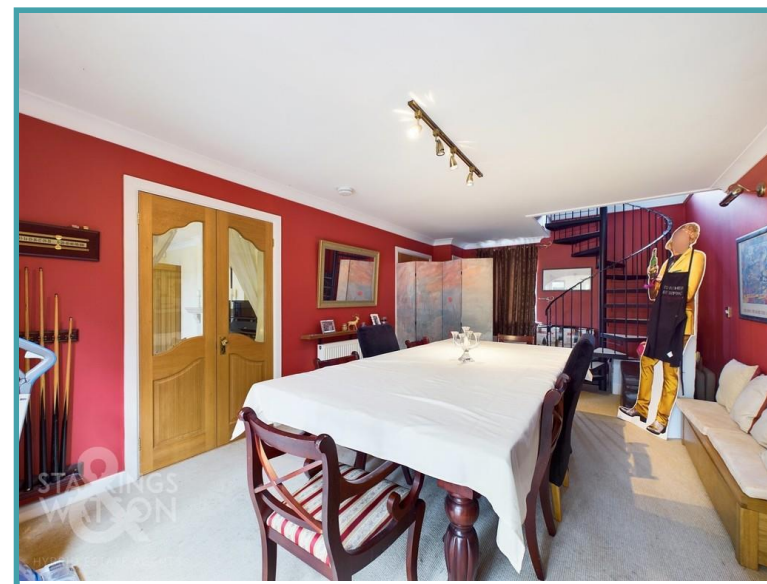
SETTING THE SCENE

Set back from the road behind mature hedging and wrought iron railings, an opening leads to the brickweave driveway, with ample parking and turning space. An

electric roller door leads to a garage/car port, with through access to the garden. Timber gates also lead into the rear garden.

THE GRAND TOUR

Starting with a porch entrance, you are taken into a wide and welcoming hall entrance, with fitted carpet and a recessed barrier mat. Stairs lead up, with storage underneath, and doors leading into the main living spaces. A useful inner hall also leads to the utility and kitchen, with the W.C being located just off the stairs with a two piece suite. The first reception space is the study room, with views to front and double doors to the dining room, this room could easily become a ground floor bedroom. The sitting room sits in the middle, with a feature fire place and wood flooring. A set of double doors lead to the dining room for open plan entertaining, with an opening to the family room and kitchen. The kitchen, family room and garden room all flow seamlessly across the rear of the property, with large windows and French doors taking your eye down the garden. The kitchen includes a central island, extensive storage and space for a Range style cooker. The butler sink is positioned perfectly for the garden view, whilst a range of appliances are built-in, along with a breakfast bar. The garden room sits under a vaulted ceiling with velux windows, whilst being open plan to the dining room where the two sets of double doors lead from the sitting room and study. Spiral stairs lead to the principal bedroom, allowing for various annexe configurations. Back from the kitchen, an inner hall leads to a useful utility room, providing space for laundry appliances, and further storage. Heading upstairs, the landing is carpeted and includes a built-in cupboard. The first bedroom is a great size double, with a built-in



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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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wardrobe, with the modern family bathroom opposite, including a contemporary three piece suite and tiled walls. A large rainfall shower sits over the bath. The second double bedroom interconnects into the principal suite. The principal bedroom offers a walk-in wardrobe, spiral stairs and landing from the dining room, and luxury en suite bathroom with a large Jacuzzi style bath and separate shower cubicle. An inner landing offers study space and further storage, with stairs to the top floor bedroom. Occupying the entire top floor, the double bedroom offers eaves storage, a walk-in wardrobe, and an en suite shower room with tiled splash backs and built-in storage.

THE GREAT OUTDOORS

Heading outside, the rear garden is secluded and private, with a large raised terrace area and low level brick walling with wrought iron railings. A newly landscaped rear patio includes feature plum slate beds, and two timber built summer houses. Enclosed with timber panelled fencing, the garden is mainly laid to grass, with lots of planting and trees throughout. A further timber summer house sits behind the garage, requiring some remedial works, whilst the garage/car port offers open storage.

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.

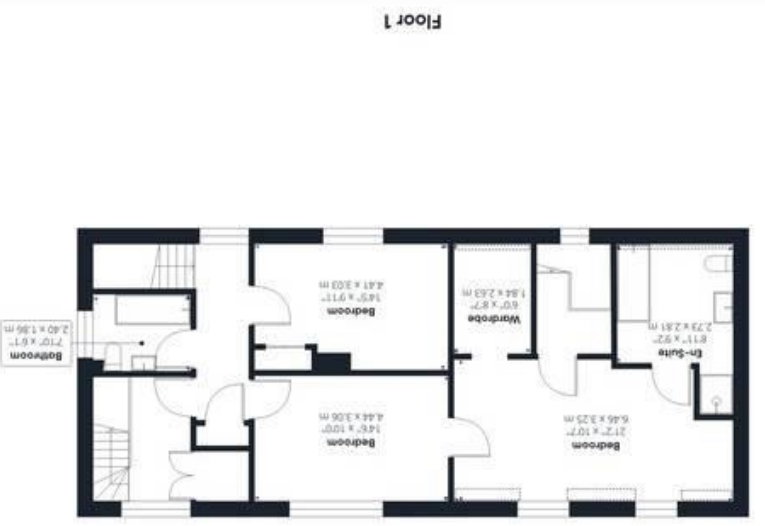
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What3Words : ///unicorns.ship.desk

VIRTUAL TOUR

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



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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
2505.20 ft²
232.74 m²

Reduced bedroom
63.67 ft²
5.92 m²

