

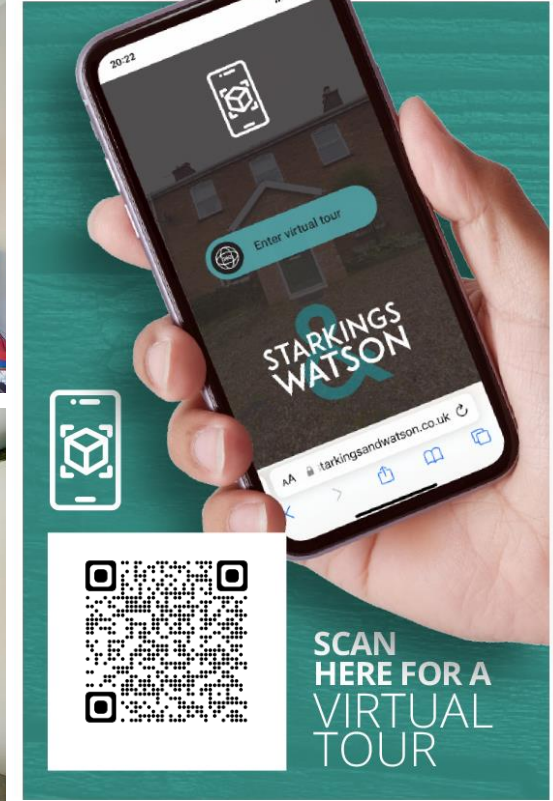
BROOMEFIELD ROAD

# 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!
- Hopkins Built Detached Home
- Immaculate Interior
- Driveway, EV Charger & Oversized Garage
- 23' Open Plan Kitchen/Dining Space
- Four Bedrooms
- Modern En Suite, Bathroom & W.C
- Professionally Landscaped Garden

### IN SUMMARY

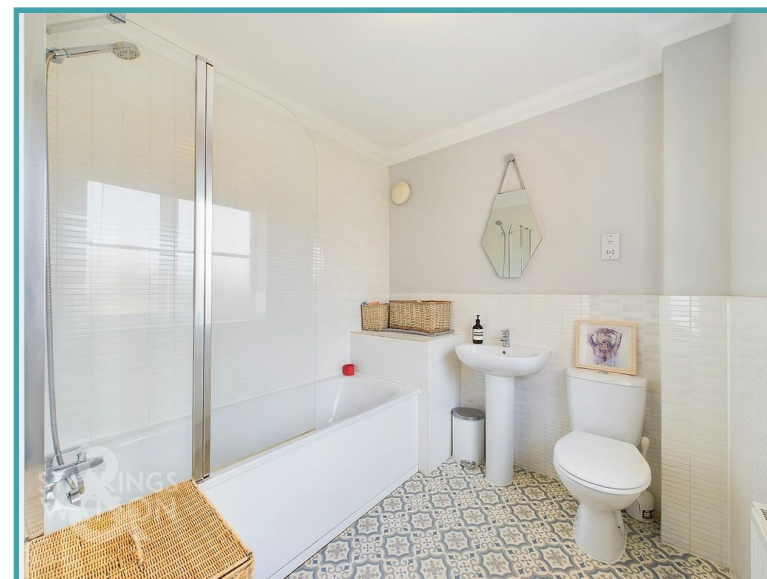
NO CHAIN. Ready to MOVE-IN, this immaculate detached family home occupies a sought after position on the HIGHLY REGARDED Watermill Gardens development, built by Hopkins Homes - within WALKING DISTANCE to the POPULAR STOKE HOLY CROSS PRIMARY SCHOOL. With a BRIGHT and INVITING INTERIOR, spacious accommodation can be found throughout, with a SEAMLESS FLOW to the OUTSIDE SPACE. With AMPLE PARKING including an EV Charger and OVERSIZED GARAGE, the property is ideal for a DOWNSIZER or GROWING FAMILY. Internally, over 1230 Sq. ft (stms) of accommodation can be found, with a welcoming HALL ENTRANCE, 18' sitting room, study, W.C and the 23' OPEN PLAN KITCHEN/DINING ROOM. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and a further family bathroom. To the outside, the REAR GARDEN has been professionally landscaped, with an EXPANSIVE PATIO and central lawn.

### SETTING THE SCENE

With an attractive brick facade, the property is adorned with sash windows which add to the characterful exterior. A lawned garden runs across the front, with a tandem driveway and further patio storage/parking area.

### THE GRAND TOUR

With a welcoming entrance complete with wood flooring for ease of maintenance, doors flow into the main living spaces, whilst stairs rise to the first floor, with storage below. Starting in the main sitting room, a triple aspect can be enjoyed, with windows to front and side, and French doors leading onto the rear patio, all with wood flooring running underfoot. The study sits opposite, also an ideal playroom with a sash window to front and wood flooring. At the end of the hall, the W.C is finished with a two piece suite and tiled splash backs. The heart of the home is the open plan kitchen, dining and living space - an ideal family friendly room complete with tiled flooring. Complete with granite surfaces, space is provided for a Range style cooker, along with a fridge freezer and integrated dishwasher. With room for soft furnishings and a table, French doors lead to the rear, and window overlooks the garden. Upstairs, the carpeted landing includes an airing cupboard and loft access, with doors to the four bedrooms. The three larger bedrooms include built-in wardrobes, with the main bedroom including an en suite shower room, with a double shower cubicle and attractive vinyl flooring. The family bathroom is a similar style, with a shower over the bath and tiled splash backs.



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### THE GREAT OUTDOORS

Professionally landscaped to maximise the space on offer, an area of patio runs across the rear of the house, leading from the two sets of French doors. Continuing to the side of the garage, the patio leads to the front gate and side garage door. Enclosed with timber panelled fencing, the main a garden is laid to lawn, with space for planting.

### 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 8FF

What3Words : ///tanked.tungsten.blinks

### VIRTUAL TOUR

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

### AGENTS NOTE

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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**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<sup>m</sup>**

1231.58 ft<sup>2</sup>  
114.42 m<sup>2</sup>

