

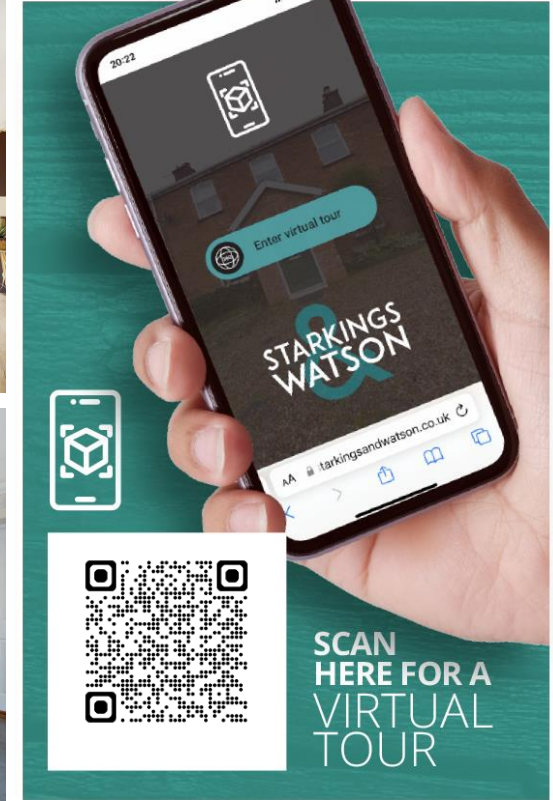
BROOMEFIELD ROAD

# 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



- Substantial Detached Family Home
- Over 2300 Sq. ft (stms)
- 22' Sitting Room with Wood Burner
- Open Plan Kitchen/Dining Room
- Bi-folding Doors to Landscaped Garden
- Five Bedrooms
- Family Bathroom & Two En Suites
- Integral Double Garage

#### IN SUMMARY

Built by the RENOWNED HOPKINS HOMES, backing onto OPEN FIELDS, this SUMPTUOUS DETACHED FAMILY HOME enjoys over 2300 Sq. ft (stms) of accommodation. OPEN PLAN and SPACIOUS LIVING ROOMS allows for an UNRIVALED living experience, whilst an adjoining DOUBLE GARAGE and drive offer parking, and the REAR GARDEN stretches across the rear with access from the RUN of BI-FOLDING DOORS. The internal layout has been well considered, starting with the 22' TRIPLE ASPECT SITTING ROOM which blends CONTEMPORARY LIVING with CHARACTER CHARM thanks to the brick built FIREPLACE and inset CAST IRON WOODBURNER. The L-SHAPE KITCHEN and DINING ROOM allow for ample storage and EASY LIVING with OVER 14' available for a dining table - enjoying GARDEN and FIELD VIEWS. The W.C. UTILITY ROOM and DOUBLE GARAGE also lead off. Tucked away is the STUDY, ensuring a private space away from daily living. Upstairs, FIVE BEDROOMS lead off the landing with the family bathroom - with TWO EN SUITES.

#### SETTING THE SCENE

The property is set back from the road behind a low level hedged front boundary, complete with a lawned expanse and tandem shingle driveway providing off road parking for several vehicles. Access leads to the adjoining double garage with a footpath leading to the main entrance door.

#### THE GRAND TOUR

Stepping inside, a welcoming hall entrance offers a contrasting décor with a window to side and wood effect flooring underfoot. A door to your left leads to the study - creating a private home working environment, with a further door opposite opening up to the main entrance hall. The study continues the flow of wood effect flooring underfoot, with a window to front which creates a bright and sunny aspect. Heading into the hall, stairs rise to the first floor landing with a storage cupboard under the stairs, and doors leading off to the main reception rooms and useful ground floor W.C which is complete with a white two piece suite and tiled splashbacks. The main sitting room sits to one side of the property and is focused on a grand brick built feature fireplace with an inset cast iron woodburner and pamment tiled hearth. With triple aspect views to the front side and rear, wood effect flooring leads underfoot with French doors to the rear garden and double doors opening up to the open plan kitchen/dining area - created as the heart of the home. Bi-folding doors stretch across the rear and open up onto the rear garden creating a panoramic view with fields beyond, and ample space for a large dining table. Tiled flooring runs underfoot with a u-shape arrangement of kitchen units which also form a breakfast bar. The kitchen includes space for a gas fired range style cooker with tile splash backs and space for an American style fridge freezer and dishwasher. A useful door leads to the integral garage whilst at the rear, the utility room offers further storage, wall mounted gas fired central heating boiler space for laundry appliances. Heading upstairs, the carpeted galleried landing is filled with natural light via the front facing window whilst offering built- in storage to one side. Doors lead off to all the bedrooms which include a front facing double bedroom with built-in wardrobe, larger rear facing en suite double bedroom with field views, built-in wardrobe and double shower cubicle with tiled splash backs within the en suite. The fifth bedroom sits in the middle with field views to the



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rear and is currently used as a dressing room, with the main bedroom adjacent including built-in wardrobes and field views to the rear. The en suite includes a double shower cubicle, tiled splash backs, window to side, and vinyl flooring. Finally, the family bathroom is finished with half tiled walls, separate bath and shower cubicle, and window to front.

#### THE GREAT OUTDOORS

The rear garden offers a mainly lawned expanse with hedge boundaries to the rear, and timber fence boundaries to both the left and right hand side. A newly laid patio sweeps from the rear of the property, where the bi-folding doors open up, including a corner patio which has been created to make use of the best of the afternoon sun. Gated access leads to the side of the property, along with the door into the rear of the garage where twin up and over doors to front can be found, power and lighting.

#### OUT & ABOUT

Providing fantastic access to Norwich, Stoke Holy Cross is a sought after village which sits south of the City. Good access to the A47 and A11 can also be found, making this a perfect location for those needing to commute or to travel around Norfolk easily. The village has a primary school, playing field, village hall and two restaurants/public house and a regular bus service. A further range of everyday amenities can be found in the nearby larger villages of Poringland and Framingham Earl.

#### FIND US

Postcode : NR14 8FF

What3Words : ///professes.obstruct.navigate

#### 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**  
 2301.43 ft<sup>2</sup>  
 213.81 m<sup>2</sup>

HYBRID ESTATE AGENTS

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