



Broomefield Road, Stoke Holy Cross - NR14 8FF

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HYBRID ESTATE AGENTS

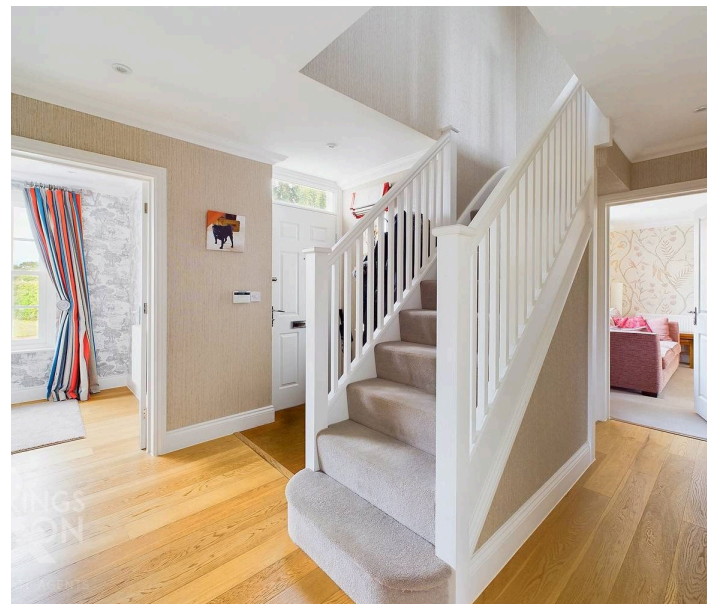




## Broomefield Road

Stoke Holy Cross, Norwich

DRESSED TO IMPRESS, this FORMER SHOW HOME enjoys a PROMINENT POSITION overlooking GREEN SPACE, whilst including a DOUBLE GARAGE with a KITCHENETTE and W.C installed - creating IDEAL ANNEXE OPTIONS - subject to planning. With EXTRAS such as SPOTLIGHTS and GRANITE WORKS SURFACES INSTALLED, the property extends to over 1500 Sq. ft (stms), with an OPEN PLAN LAYOUT and a HIGH SPECIFICATION Hopkins Homes finish with HIGH CEILINGS and SASH WINDOWS. The accommodation starts with a WELCOMING HALL ENTRANCE, leading to the 19' DUAL ASPECT SITTING ROOM, with double doors opening to the 21' KITCHEN/DINING ROOM and adjacent UTILITY ROOM. The ground floor STUDY offers FANTASTIC VIEWS, with the W.C adjacent. Upstairs, FOUR BEDROOMS lead off the landing, with the main bedroom including WARDROBES and an EN SUITE shower room, whilst the FAMILY BATHROOM also includes a SHOWER cubicle. Outside, the GARDENS are SOUTH FACING and LANDSCAPED to include a lawn and full width PATIO.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Prominent Position Overlooking Green Space
- Detached Family Home
- Double Garage & Driveway
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- W.C, En Suite & Family Bathroom
- Enclosed Gardens

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.

#### SETTING THE SCENE

Occupying a prominent position within the development, a sweeping lawned front garden can be found with a private driveway leading to the garage and parking area. Enclosed timber panel fencing provides privacy to the garden, with a gated side access for ease of access.



## THE GRAND TOUR

The welcoming hall entrance offers an ideal meet and greet space with wood effect flooring underfoot and a recessed barrier mat for ease of maintenance. Stairs rise to the first floor landing with a useful storage cupboard under and doors leading off to the main reception rooms, W.C and kitchen. To your right hand side as you enter is the study room with wood effect flooring underfoot and a large sash window to front offering panoramic views over the open green space to front. The W.C sits adjacent with a white two piece suite, tiled splash backs and flooring. To the opposite end of the property is the dual aspect sitting room with a further sash window to front, overlooking the mature front garden which is well screened due to high level planting and shrubbery. The sitting room is focused on a feature brick built fireplace with an inset cast iron woodburner and painted tiled surround, whilst French doors lead out onto the rear garden and patio area. Double doors ideal for family living entertaining open up to the adjacent kitchen/dining room, which offers a double aspect view via three windows and a high specification range of wall and base level units, including granite work surfaces, recessed sink unit, integrated white goods, and an inset gas hob with built-in electric double oven. Tile flooring runs throughout the kitchen space with ample room for a dining table, whilst a breakfast bar is built-in to the work surface. A further door leads out into the hall entrance whilst the utility room sits to one corner with a matching range of base level units with tile splash backs, integrated laundry appliances and the wall mounted gas fired central heating boiler. Heading upstairs, the carpeted landing offers a window to front and a built-in airing cupboard, with doors leading into the four bedrooms. Each bedroom is finished with fitted carpet and double glazing, with the second bedroom including a built-in double wardrobe and the main bedroom including two built-in wardrobes and also providing access to the en suite shower room - complete with a three piece suite, tiled splash backs and flooring, window to side.

Completing the property is the family bathroom which also includes a shower cubicle with tiled splash backs and flooring, and a further mixer shower tap over the bath.

## FIND US

Postcode : NR14 8FF

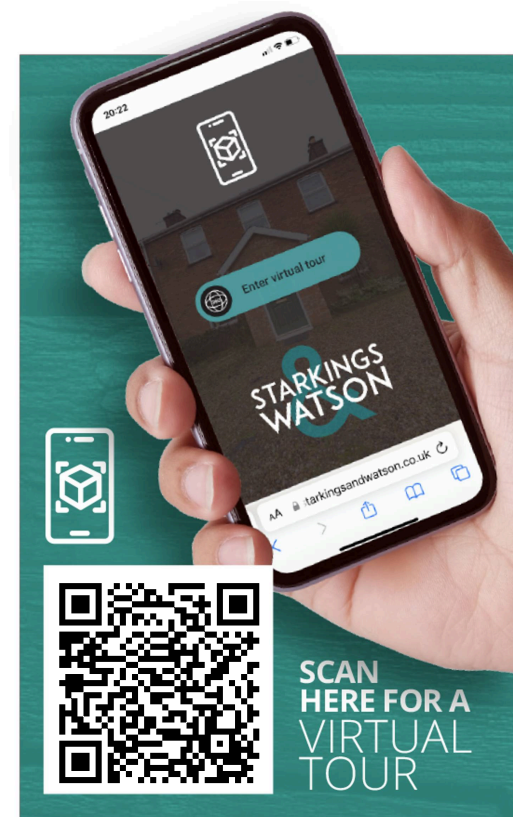
What3Words : ///poorly.rudder.blunt

## VIRTUAL TOUR

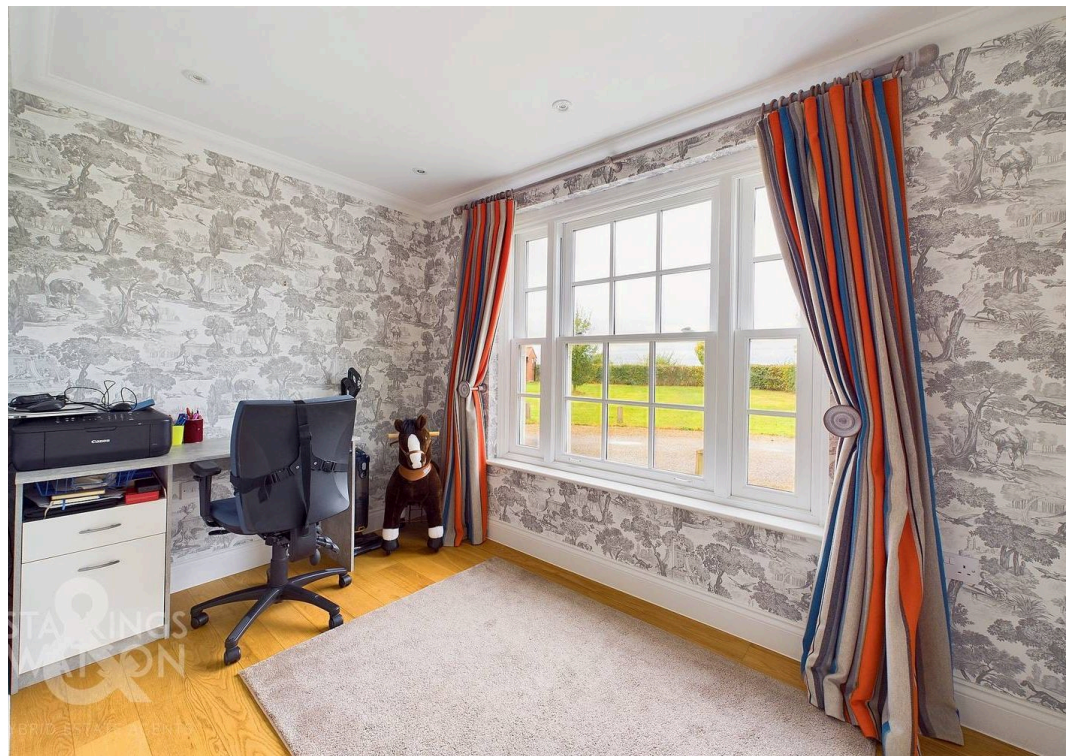
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

There is a yearly service charge for the upkeep of the green spaces.











## THE GREAT OUTDOORS

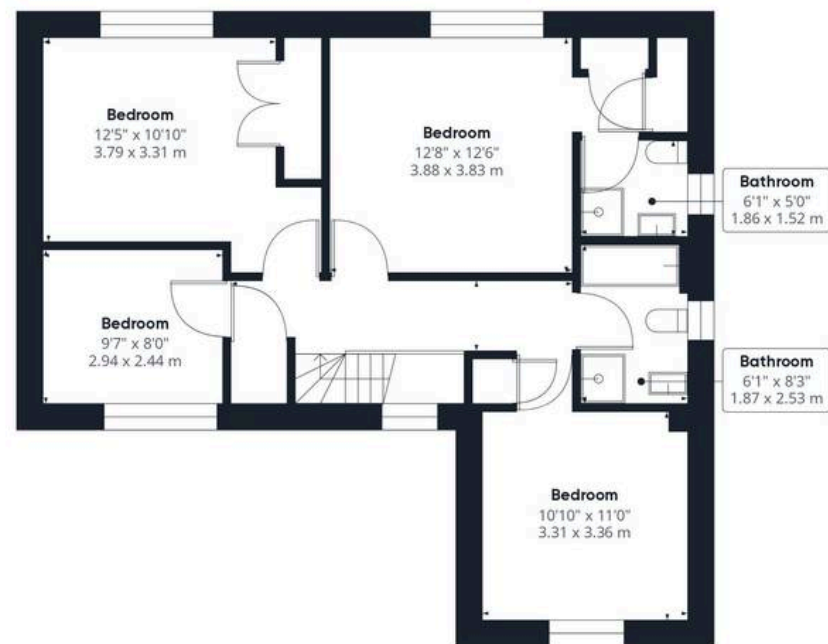
The rear garden is fully enclosed with timber panel fencing whilst being mainly laid to lawn. A large patio area and footpath sweeps across to the side of the property and to the adjacent garage. Various trees and shrubbery can be found throughout the garden whilst a further patio area sits to the rear of the garage providing useful storage space. Within the garage itself, a partly converted space can be found which originally formed part of the show home and office facility - with a kitchenette and W.C tucked to one corner, still offering vast amounts of storage with access via the two up and over doors to front, with power and lighting installed - creating a great opportunity for further conversion or annexe possibilities - subject to planning.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1508.13 ft<sup>2</sup>  
140.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.