



Broomefield Road, Stoke Holy Cross - NR14 8FF



Broomefield Road

Stoke Holy Cross, Norwich

This modern 2018 built HOPKINS HOME benefits from a remaining NHBC warranty, whilst internally a **STYLISH** and **SPACIOUS** **LIVING** environment is ideal for families and professionals alike. Thoughtfully **EXTENDED** to provide approximately 1011 sq. ft (stms), the property boasts an impressive 18' **TRIPLE ASPECT** **SITTING ROOM**, complete with a **WOOD BURNER** that creates a warm and inviting atmosphere. The heart of the home is the 16' **L-SHAPED KITCHEN** and **DINING ROOOM**, designed for both every-day living and entertaining, with a **PRACTICAL LAYOUT** that maximises space, whilst including **INTEGRATED COOKING APPLIANCES** and **WHITE GOODS**. A dedicated study provides an excellent work-from-home solution or additional entrance space, while also benefitting from a convenient ground floor **W.C** from the **HALL ENTRANCE**. Upstairs, there are **THREE WELL-PROPORTIONED BEDROOMS**, including a main suite with its own **EN SUITE SHOWER ROOM**, alongside a **MODERN FAMILY BATHROOM** with half tiled walls. Immaculately presented throughout, this property combines **s CONTEMPORARY FINISH** with **PRACTICAL DESIGN**, making it ready to move straight into.



Stepping outside, the property enjoys a superb SOUTH-FACING GARDEN that captures the sun throughout the day, offering an ideal setting for outdoor relaxation or entertaining guests. The garden is thoughtfully LANDSCAPED, providing a mix of LAWN and PATIO AREAS that are perfect for alfresco dining, children's play or simply unwinding in a tranquil environment. To the front, a double driveway provides ample off-road parking for multiple vehicles and leads to a garage, which offers further secure parking or valuable storage space.

- Modern 2018 Built Home with Remaining NHBC Warranty
- Extended Layout of Some 1011 Sq. ft (stms)
- 18' Triple Aspect Sitting Room with Wood Burner
- 16' L-Shaped Kitchen/Dining Room
- Study & W.C to Ground Floor
- Three Bedrooms
- Family Bathroom & En Suite Shower Room
- South Facing Gardens, Double Driveway & Garage



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

Approached via a well stocked front garden with an area of lawn and plum slate, a newly planted hedge runs around the front border with a hard standing footpath taking you to the main entrance door. A double width shingle driveway offers parking for several vehicles with access leading to the detached garage and gated rear garden.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood flooring underfoot and stairs rising to the first floor landing. A door straight ahead leads to a useful ground floor W.C - complete with a white two piece suite with tiled effect flooring and tiled splash-backs. The main living space offers triple aspect views to front, side and rear. The front and side facing sash windows and rear facing French doors feature a fireplace with an inset cast iron wood burner, creating a focal point to the room with continued wood flooring underfoot. The kitchen/dining room also boasts a triple aspect view with front and side facing sash windows and a window facing to the rear garden. The kitchen itself offers an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric double oven with extractor fan above. Tiled splash-backs run around the work surface with space provided for a fridge freezer and washing machine, whilst the dishwasher is integrated. A built-in cupboard offers storage under the stairs, with wood effect herringbone style flooring underfoot and ample space for a dining table. A further door leads off to a rear entrance porch/study space - offering a versatile room with continued herringbone style flooring underfoot and a door taking you to the rear garden.

Heading upstairs, the carpeted landing includes two built-in storage cupboards. The doors lead into the three bedrooms and main family bathroom. The main double bedroom sits to the front of the property with a front facing sash window and fitted carpet underfoot, with a door taking you to a private ensuite shower room finished with a white three piece suite including a double shower cubicle with thermostatically controlled shower with tiled effect flooring, tiled splash-backs and front facing window. The two remaining bedrooms are both finished with fitted carpet and double glazing, whilst being served by the main family bathroom which is finished with a white three piece suite with half tiled walls and tiled effect flooring underfoot.

FIND US

Postcode : NR14 8FF

What3Words : ///ourselves.crunchy.denoting

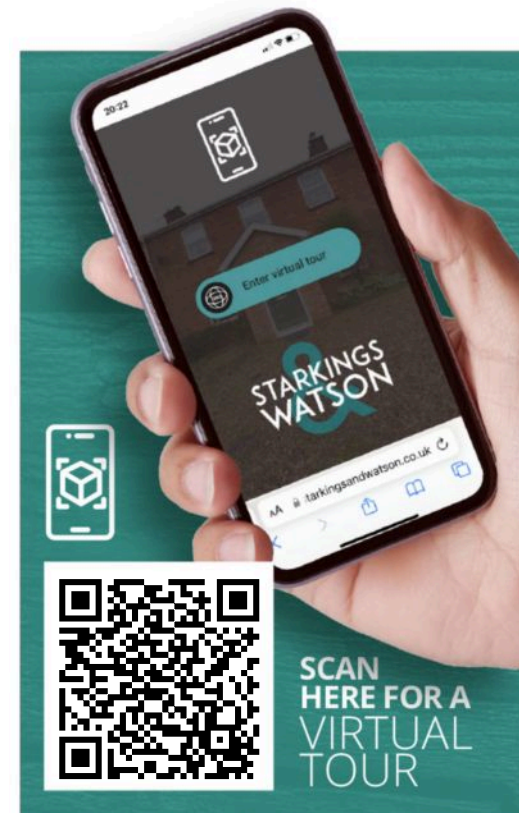
VIRTUAL TOUR

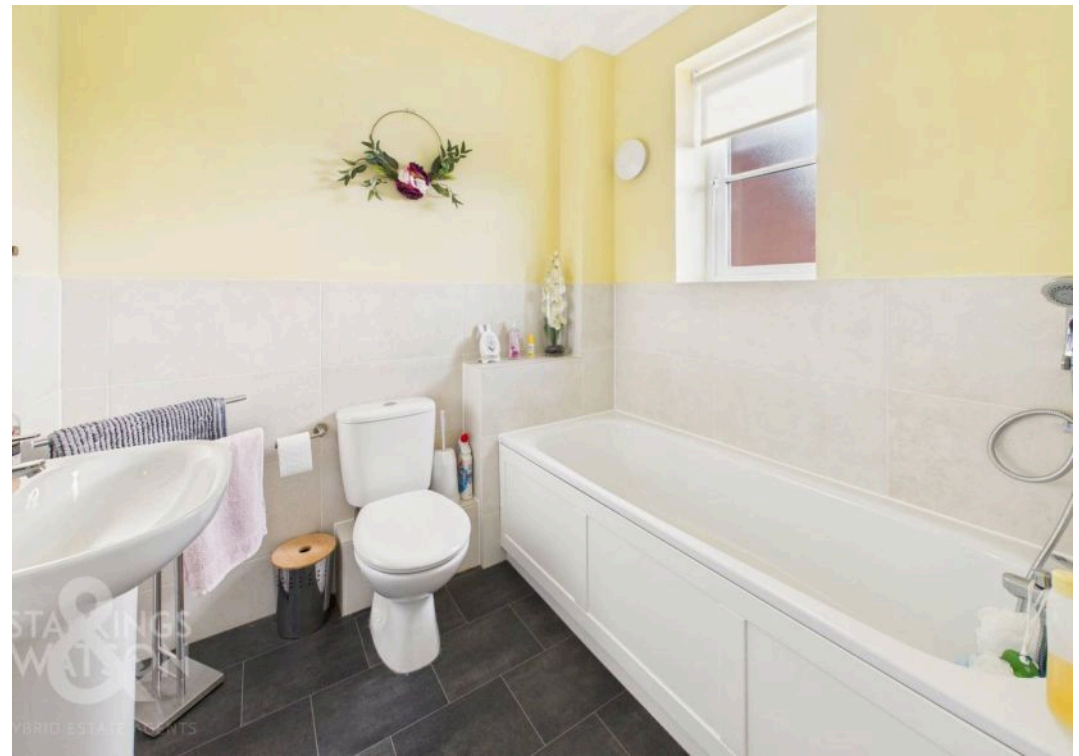
View our virtual tour for a full 360 degree of the interior of the property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



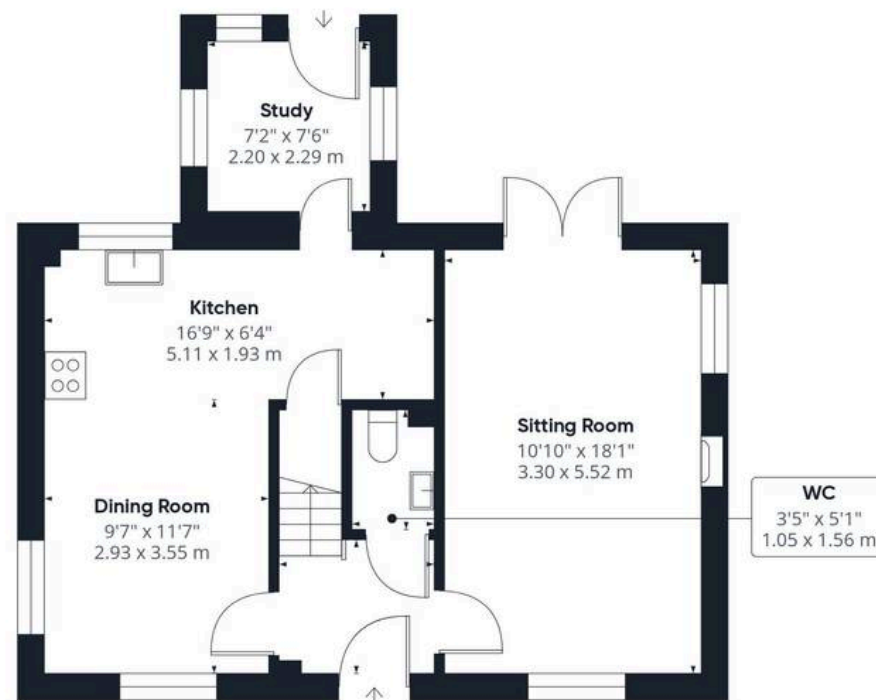




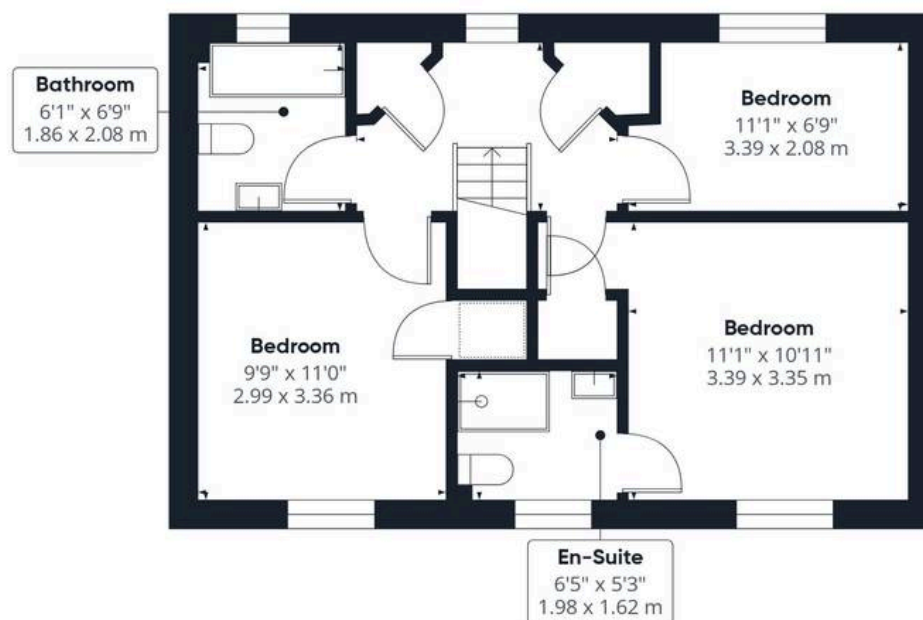
THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect with enclosed timber fence boundaries and a variety of lawn and patio seating areas. A range of mature planting and trees run alongside the borders with space for a shed to the rear of the garage, whilst an access gate leads to the driveway, and side access door into the garage. The garage offers an up and over door to front, storage above, door side, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1011 ft²

94 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • 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.