



Gravel Hill, Stoke Holy Cross - NR14 8LH



## Gravel Hill

Stoke Holy Cross, Norwich

NO CHAIN. OVERLOOKING GREEN SPACE, this IMPROVED and UPGRADED end-terrace home is FINISHED to an IMPRESSIVE HIGH SPECIFICATION. Located CENTRALLY within the SOUGHT AFTER VILLAGE of STOKE HOLY CROSS just a few miles south of NORWICH, the property is BEAUTIFULLY PRESENTED. The KITCHEN/DINING ROOM is the HEART of the HOME with NEFF & BOSCH APPLIANCES and doors opening onto the rear GARDEN. A stylish sitting room and entrance porch complete the ground floor. On the first floor you will find THREE BEDROOMS, two of which have BESPOKE FITTED WARDROBES as well as the CONTEMPORARY FULLY TILED BATHROOM with a SHOWER over the bath. Outside a fully LANDSCAPED raised garden with terrace can be found, with raised beds and artificial lawns - all benefiting from the stunning sunsets to the west. A shared green space is to the front, leading to the en-bloc GARAGE and parking space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain
- Semi-Detached Home
- High Specification Kitchen/Dining Room
- Stylish Sitting Room
- Three Bedrooms with Bespoke Wardrobes
- Contemporary Family Bathroom
- Private Landscaped Garden
- Garage & Parking

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. The property is located centrally within the village.

#### SETTING THE SCENE

Accessed via a footpath from the shared green space to the front with pathway and paved patio leading to main entrance door.

#### FIND US

Postcode : NR14 8LH

What3Words : ///marathons.unscrew.taking

#### VIRTUAL TOUR

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



### ENTRANCE PORCH

Tiled flooring, door to:

### SITTING ROOM

14' 5" x 12' (4.39m x 3.66m) Electric flame effect wall mounted fire, wood effect flooring, wall mounted electric heater, uPVC double glazed window to front, television and telephone points, stairs to first floor landing, coved ceiling, door to:

### KITCHEN/DINING ROOM

14' 4" x 12' (4.37m x 3.66m) Fitted range of wall and base level units with composite work surfaces, and inset one and a half bowl ceramic sink and drainer unit with mixer tap, inset electric ceramic induction hob with glass splash back, and extractor fan over, built-in eye level electric double oven, integrated dishwasher, space for 'American style' fridge freezer, space for washing machine, space for tumble dryer, under cupboard lighting, plinth level lighting, space for dining table, tiled flooring, wall mounted electric heater, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television point.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in double airing cupboard, loft access hatch, doors to:

### BEDROOM

9' 9" x 5' 8" (2.97m x 1.73m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to rear.

### BEDROOM

9' 10" x 8' 6" (3m x 2.59m) Wood effect flooring, wall mounted electric heater, uPVC double glazed window to rear, built-in double wardrobe.

### FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower, and glazed shower screen, tiled walls, wall mounted vanity mirror with lighting, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to side.

### DOUBLE BEDROOM

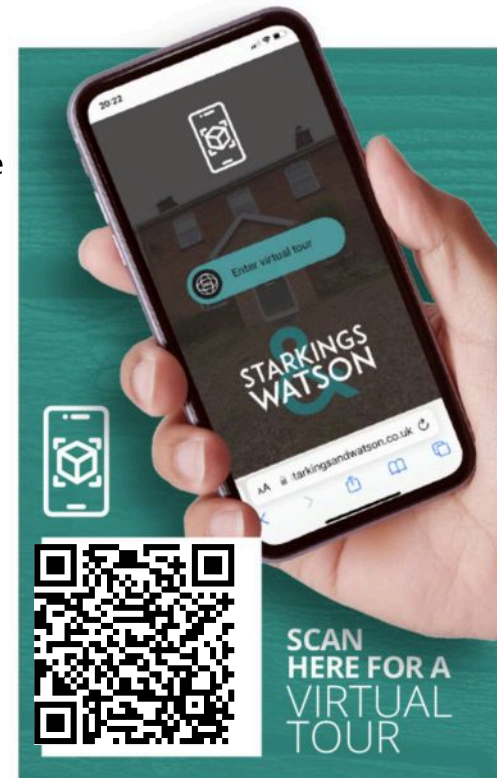
12' 5" x 11' 6" Max (3.78m x 3.51m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to front x2, range of built-in bedroom furniture.

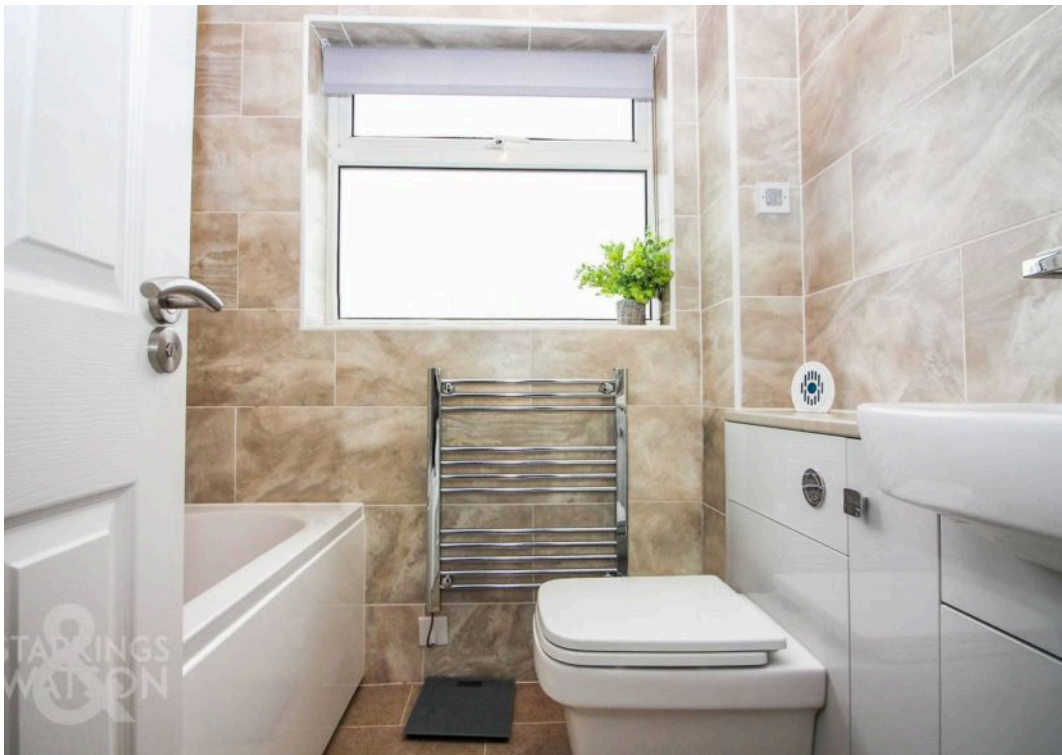
### OUTSIDE

The rear garden is fully landscaped with large patio area ideal for outside entertaining as well as an artificial lawn area. There are also raised planting borders with wooden sleepers, and side access with secure gate leading to the front of property. To the front of the property is a small paved patio used for bin storage, whilst located within the shared parking area there is access to a garage with parking space in front of the garage.

### GARAGE

Up and over door to front.



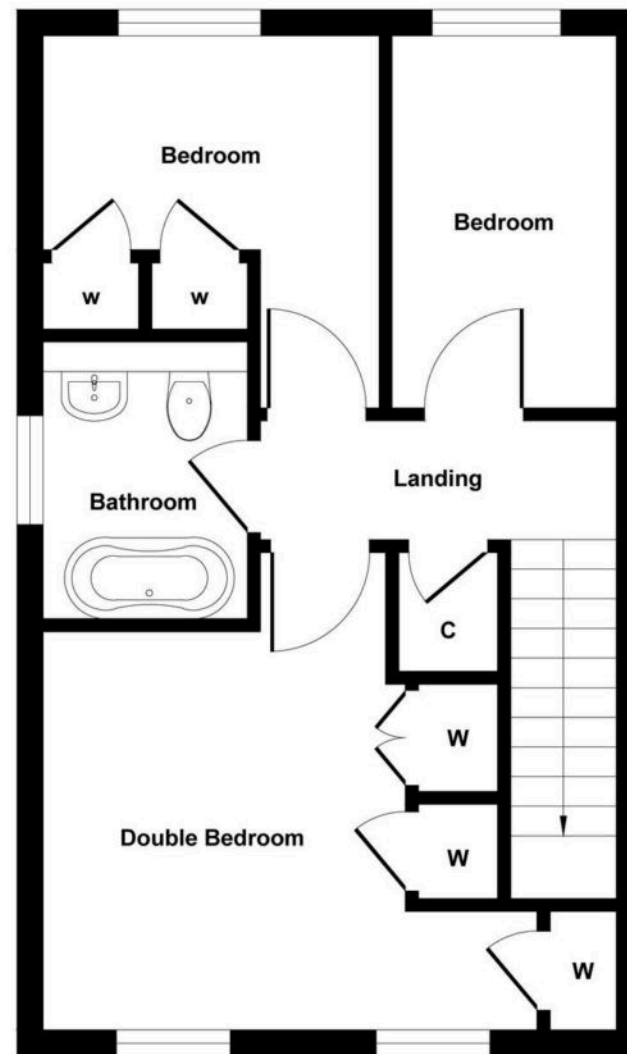
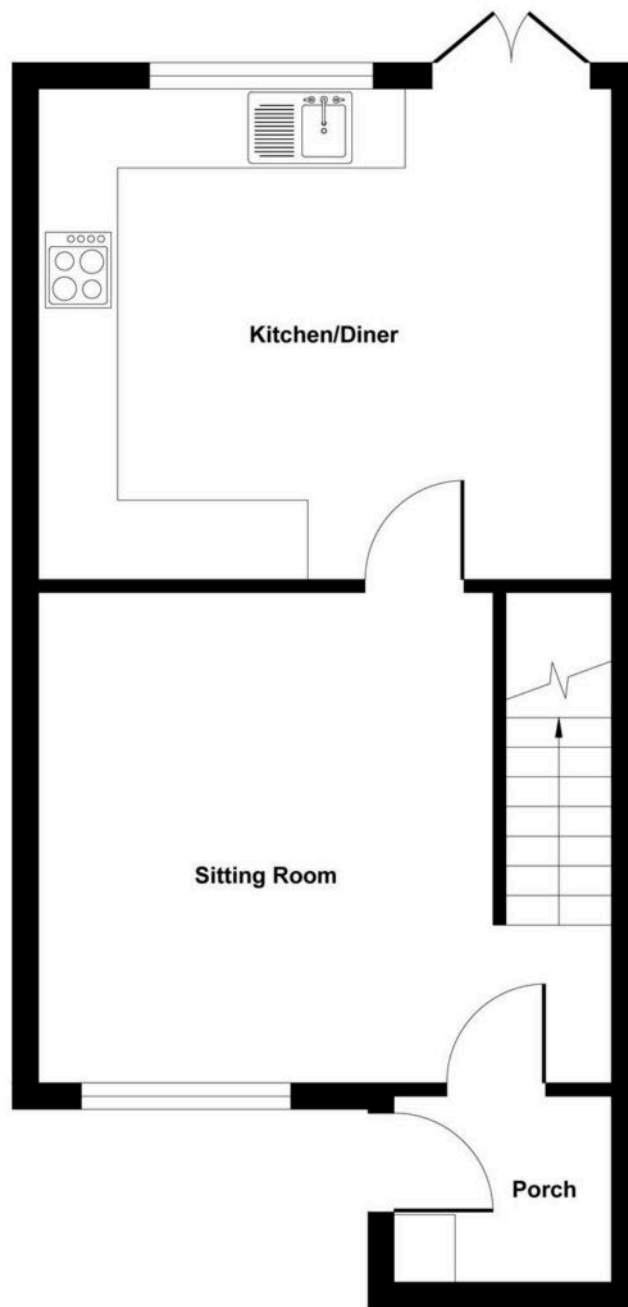




## THE GREAT OUTDOORS

The rear garden is fully landscaped with large patio area ideal for outside entertaining as well as an artificial lawn area. There are also raised planting borders with wooden sleepers, and side access with secure gate leading to the front of property. To the front of the property is a small paved patio used for bin storage, whilst located within the shared parking area there is access to a garage with parking space in front of the garage.





First Floor  
Approximate Floor Area  
364 sq. ft  
(33.81 sq. m)



Ground Floor  
Approximate Floor Area  
392 sq. ft  
(36.41 sq. m)

Approx. Gross Internal Floor Area 756 sq. ft / 70.22 sq. m



## 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 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.