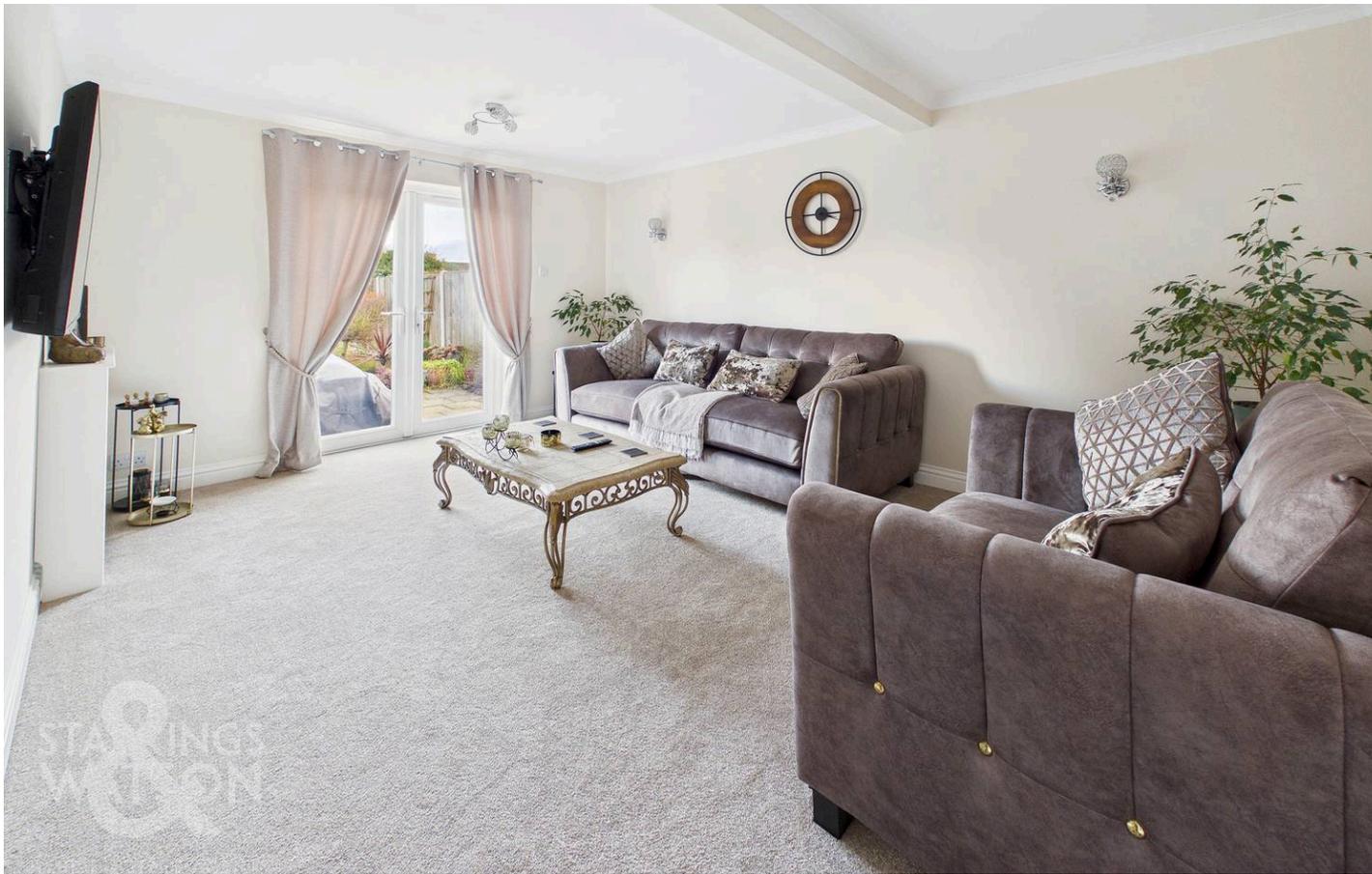




Chandler Road, Stoke Holy Cross - NR14 8RG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Chandler Road

Stoke Holy Cross, Norwich

This MODERNISED DETACHED CHALET style home offers approximately 1,452 sq. ft (stms) of thoughtfully arranged accommodation, set within a generous 0.22 ACRE PLOT (stms). From the BAY FRONTED EXTERIOR, the inside includes a blend of CHARACTERFUL and MODERN LIVING. The property features a WELCOMING HALL ENTRANCE that leads to a spacious 16' SITTING ROOM, complete with FRENCH DOORS that open directly onto the rear garden, allowing natural light to flood the space. The 16' KITCHEN is well appointed and seamlessly opens to a DINING AREA, creating an ideal environment for entertaining or family gatherings. FOUR DOUBLE BEDROOMS can be found across the two floors, providing ample space for family or guests, with the principal bedroom benefitting from an EN SUITE shower room, and two further en suites and family shower room serving the additional bedrooms. The property also boasts a DETACHED GARAGE, which includes an EXTERIOR FULLY FITTED UTILITY ROOM, offering practical storage and laundry solutions. Outside, the property enjoys a beautifully LANDSCAPED LAWNED GARDEN, enclosed by timber panel fencing and mature hedging for excellent privacy. A full width patio at the rear provides an ideal seating area for alfresco dining or relaxation, with gated access to the front and French doors leading back to the sitting room.



The garden is enhanced by a wonderful array of planting that lines the borders, creating a tranquil and attractive outdoor space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Modernised Detached Chalet Style Home
- Approx. 1452 Sq. ft (stms) of Accommodation
- Approx. 0.22 Acre Plot (stms)
- 16' Sitting Room with French Doors to Rear
- 16' Kitchen with Open Plan Dining
- Four Double Bedrooms
- Shower Room, Two En Suites & W.C
- Detached Garage with Exterior Utility Room

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

Set back from the road and approached via an 'in and out' shingle driveway, a range of mature planting creates a pleasant outlook to the front, with timber panel fencing running to both side boundaries. A hard standing driveway sits to the side of the bungalow, with access leading to the detached garage and gated rear garden.

THE GRAND TOUR

Once inside, a large welcoming hall entrance is flooded with natural light whilst being finished with wood effect flooring underfoot and stairs rising to the first floor landing. The first of the bedrooms can be found to the left hand side with a bay fronted view overlooking the front driveway and fitted carpet underfoot. The main bedroom sits opposite which is also bay fronted and includes twin side facing windows, fitted carpet underfoot and a door to a private ensuite - finished with a white three piece suite with storage under the hand-wash basin. The panelled bath includes a mixer shower tap with tiled splash-backs, tiled flooring, heated towel rail and built-in storage cupboard. The main sitting room enjoys garden views through rear facing French doors, with fitted carpet underfoot and ample space for soft furnishings. The kitchen also enjoys garden views whilst offering an extensive range of built-in storage cupboards, central freestanding island and breakfast bar, integrated cooking appliances including an inset gas hob and built electric oven with tiled splash-backs and an extractor fan. An integrated dishwasher and fridge are built-in, with wood flooring underfoot, windows and doors facing to the rear garden, under cupboard lighting and a stepped entrance to the adjacent dining room - creating ideal flow for entertaining.

The dining room is finished with matching wood effect flooring underfoot, with twin side facing windows, recessed spotlighting and ample space for large table or soft furnishings, with a further door taking you back into the hall entrance. Completing the ground floor is the shower room which is finished with a white three piece suite with contrasting tiled splash-backs and heated towel rail.

Heading upstairs, the carpeted landing leads to two further double bedrooms - both being finished with fitted carpet, uPVC double glazing and built-in storage cupboards. The front facing bedroom enjoys an ensuite W.C with a white two piece suite and tiled flooring, with the rear facing bedroom enjoying an ensuite bathroom with a mixer shower tap, tiled splash-backs and flooring.

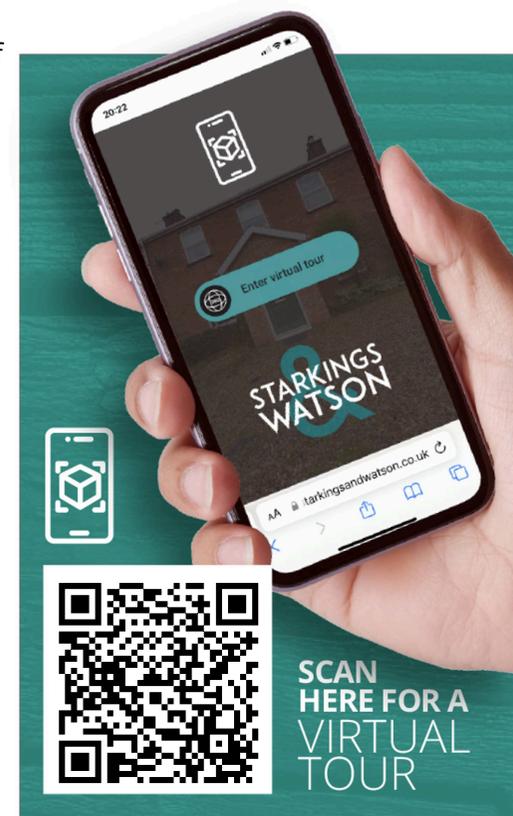
FIND US

Postcode : NR14 8RG

What3Words : ///boarding.spectacle.cheesy

VIRTUAL TOUR

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







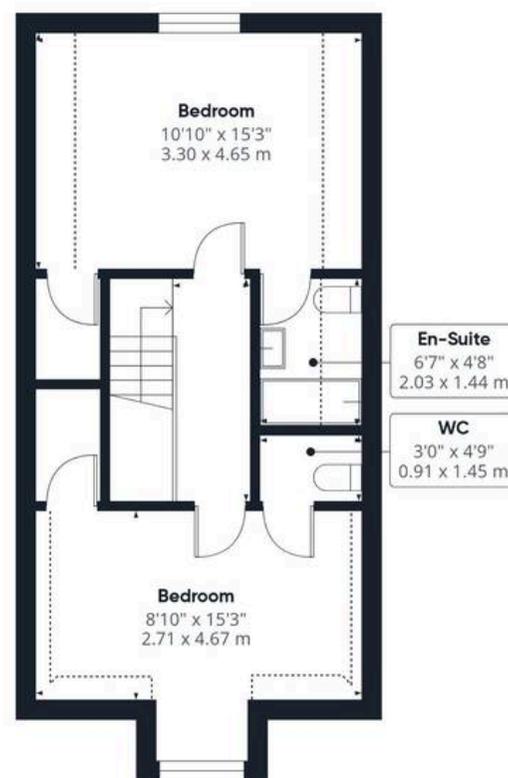
THE GREAT OUTDOORS

Occupying a 0.22 acre plot (stms), the property enjoys a beautifully landscaped lawned garden, with timber panel fencing and mature hedging giving excellent privacy. A full width patio enjoys the ideal seating area, with gated access to front and French doors to the sitting room. A wonderful array of planting lines the borders, with a large timber built storage shed, and further patio area to the far corner, enjoying views of the property. The garage is accessed via an electric roller door to front, with storage above, window to side, power and lighting. A door takes you to a useful external utility room, with a range of storage units and recessed sink unit, space for general white goods including fridge freezer, washing machine, and tumble dryer.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1643 ft²
152.5 m²

Reduced headroom

89 ft²
8.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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 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.