



HUNTERS®
HERE TO GET *you* THERE

Caudwell Close, Stoke Holy Cross, Norwich
Offers In Excess Of: £275,000 | Ref:385127



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 86 |
| | 74 | |
| England & Wales EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | 84 |
| | 73 | |
| England & Wales EU Directive 2002/91/EC | | |

Frequently Asked Questions

Council Tax Band : D
Heating System : Gas Fired
Year of Construction : 1998
Type of Windows : uPVC

HUNTERS®

Originally planned to be built as a three bedroom this detached bungalow occupies a generous plot within a highly sought after cul-de-sac location, the rare and exciting opportunity has arisen to purchase this attractive and spacious bungalow. With immaculately kept lawns to the front and to the rear, a single garage and off road parking can also be found. Accommodation comprises entrance hallway, a generous sitting/dining room, conservatory, kitchen/breakfast room, two double bedrooms (could be three) with en-suite to the master and a further family bathroom. The property also benefits from a new gas fired central heating boiler (installed 2015) and uPVC double glazing.

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.

DIRECTIONS

Leave Norwich via City Road, which becomes Long John Hill. Proceeding straight over the ring road crossroads and over the railway bridge. Follow the Stoke Road, and proceed into the village of Stoke Holy Cross. Continue along, onto Norwich Road, turning left onto Pettingales and left onto Caudwell Close where the property can be found on the left hand side.

APPROACH

The property is approached via a hard-standing driveway providing off-road parking for several vehicles with a large expanse of lawned garden to front and gated access leading to the rear garden.

UPVC OBSCURE DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE HALL

Fitted carpet, radiator, cloaks storage cupboard, further built in airing cupboard housing storage shelving, thermostat heating control, electric fuse box, coved ceiling, doors to:

SITTING/DINING ROOM

6.40m (21' 0") x 4.93m (16' 2") max

Central gas coal effect fire set within marble surround and hearth, fitted carpet, radiator x2, uPVC double glazed window to front, television and telephone point, space for dining table, coved ceiling, uPVC double glazed sliding patio doors to:

CONSERVATORY

3.10m (10' 2") x 2.84m (9' 4")

Of brick and uPVC construction with uPVC double glazed window to side and rear, uPVC double glazed french doors to rear garden, fitted carpet, wall lighting.

KITCHEN/BREAKFAST ROOM

4.50m (14' 9") x 3.00m (9' 10")

Fitted range of wall and base level units with complementary rolled edged work surfaces and inset one and a half bowl sink and drainer unit with mixer tap and filter water tap, tiled splash-backs, inset electric ceramic hob with extractor fan over, built in eye-level electric double oven, 'Karndean' flooring, integrated 'Neff' dishwasher and washing machine, integrated fridge and freezer, uPVC double glazed window to rear, uPVC obscure double glazed door to rear garden, space for dining table, radiator, coved ceiling.

DOUBLE BEDROOM

5.46m (17' 11") x 3.07m (10' 1")

Originally planned as two separate bedrooms, the original occupier of the property decided to create one large room offering an open plan expanse with fitted carpet, radiator x2, uPVC double glazed windows to front x2, built in triple wardrobe x2 with matching dressing table and storage above, television point, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C., pedestal hand-wash basin, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash-backs, fitted carpet, uPVC obscure double glazed window to side, shaver point, radiator, coved ceiling with extractor fan.

DOUBLE BEDROOM

4.47m (14' 8") x 3.58m (11' 9") max

Fitted carpet, radiator, uPVC double glazed window to rear, television point, coved ceiling with loft access hatch, door to:

EN-SUITE

Three piece suite comprising low level W.C., pedestal hand-wash basin, shower cubicle with electric shower, tiled walls, continued fitted carpet, uPVC obscure double glazed window to side, radiator, coved ceiling with extractor fan.

OUTSIDE REAR

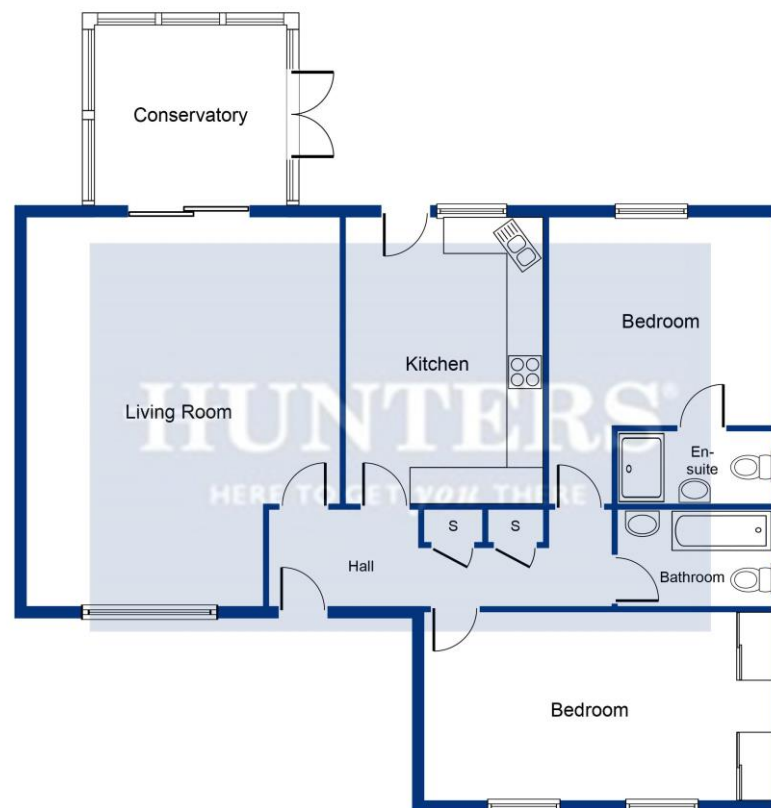
Leading from the conservatory a lawned rear garden can be found benefitting from a non-overlooked rear aspect and enclosed timber fence boundaries. The garden is mainly laid to lawn with an outside water supply, timber built storage shed and gate leading to the front driveway and garden.

GARAGE

5.49m (18' 0") x 2.57m (8' 5")

Up and over door to front, uPVC double glazed door to side, storage above, power and light.

To arrange an accompanied viewing please call 01508 491772.



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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