



Chet Close, Stoke Holy Cross - NR14 8GY





## Chet Close

Stoke Holy Cross, Norwich

Built in 2019 this SOUTH FACING GEORGIAN STYLE detached home offers close to 1200 Sq ft (stms) of accommodation, with HIGH CEILINGS, sash windows and an IMPECCABLE DECOR. Situated on the SOUGHT AFTER second phase of this popular development, the property offers a GREEN OUTLOOK, with ample parking, and access to the adjacent GARAGE. Stepping inside, the welcoming ENTRANCE HALL offers a central SYMMETRICAL STAIRCASE to the first floor and built-in storage, with doors to the STUDY/DINING ROOM, 15' DUAL ASPECT SITTING ROOM with FRENCH DOORS to rear, cloakroom, and 15' KITCHEN/DINING ROOM with ample storage and GARDEN VIEWS. A further door leads to the useful UTILITY ROOM. The first floor GALLERIED LANDING leads to FOUR BEDROOMS - all with BUILT-IN WARDROBES, including the main bedroom with EN SUITE SHOWER ROOM and further family bathroom. To the outside, the SOUTH FACING REAR GARDEN has been LANDSCAPED with spacious LAWNS, PATIO and variety of FRUIT TREES.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





- Overlooking Green Space
- 2019 Built with Remaining NHBC Warranty
- Detached Home of Close to 1200 Sq ft (stms)
- Hall Entrance with Cloakroom
- Two Reception Rooms
- Kitchen/Dining Room & Utility Room
- Four Bedrooms
- South Facing 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

Overlooking open green space and occupying a sweeping corner plot, lawned gardens can be found in front with the hard standing footpath taking you to the main entrance door. The adjacent double shingle driveway offers parking for two cars, with access to the adjacent garage and gated rear garden.



## THE GRAND TOUR

Once inside, the symmetrical hall entrance includes central stairs to the first floor landing with doors taking you to the main living space and kitchen, whilst including a useful built-in cupboard. The ground floor study includes a sash window enjoying views across the open green space and fitted carpet underfoot. The main sitting room sits to the rear with a window to side and French doors to the rear patio, whilst also being finished with fitted carpet. The kitchen/dining room offers a modern range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash-backs and extractor fan, with room for a dining table sitting upon tiled flooring which flows underfoot, while space is also provided for general white goods including a fridge freezing and dishwasher. A window faces to the rear enjoying garden views with a built-in cupboard under the stairs, and a door taking you to the adjacent utility room. Finished in a matching style, the utility includes space for laundry appliances whilst also benefiting from a further sink unit, tiled floor underfoot and a door to side.

Heading upstairs, the galleried landing includes fitted carpet underfoot and a loft access hatch above, along with the built-in airing cupboard. Doors to the four bedrooms lead off, starting with the main bedroom which sits at the front of the property, flooded with natural light whilst enjoying views across the open green space. Two sash windows face to front with a built-in cupboard and built-in double wardrobe along with the door to the private ensuite - with a white three piece suite within, tiled splash backs can be found along with a double shower cubicle including a thermostatically controlled shower. Three further bedrooms also include built-in wardrobes and fitted carpet, whilst being served by the family bathroom which offers a white three piece suite including a mixer shower tap, half tiled walls and wood effect flooring underfoot.

## FIND US

Postcode : NR14 8GY

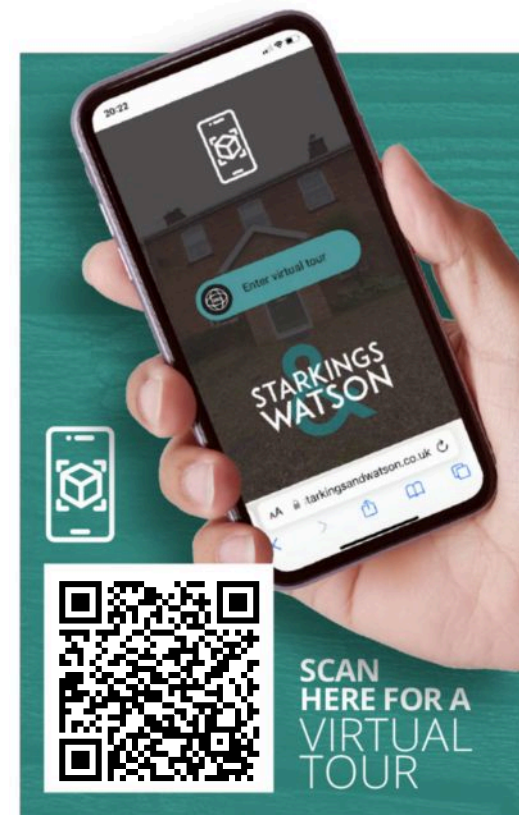
What3Words : ///sculpting.game.flamingo

## VIRTUAL TOUR

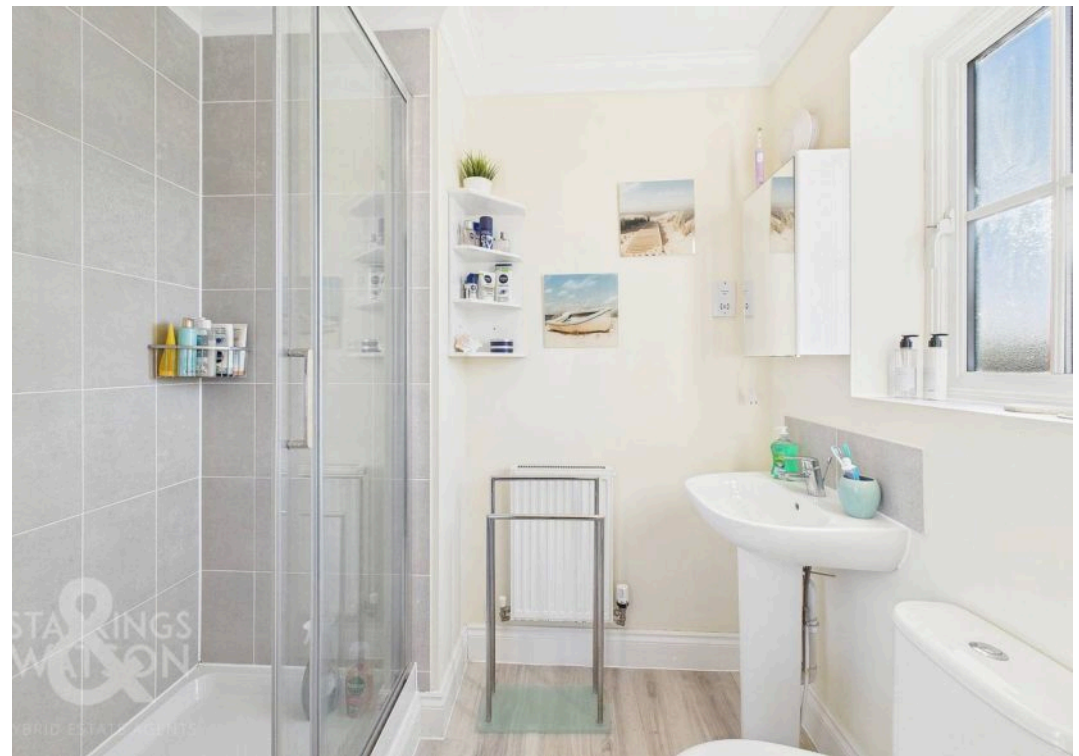
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

An annual service charge is due for the upkeep of communal green space.











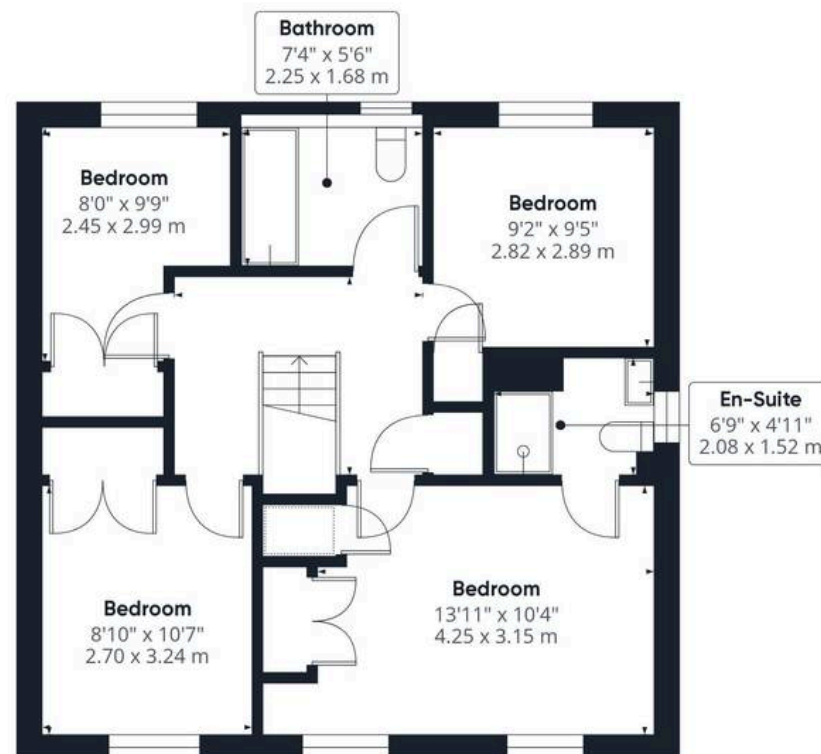
## THE GREAT OUTDOORS

Occupying a south facing plot with enclosed timber fenced boundaries, the garden has been landscaped to include a central lawn, whilst encompassing various fruit trees to the side boundary. A patio extends from the sitting room French doors, with planted borders, and a further area of hard standing to the rear of the garage. Gated access leads to the front, with a side door into the garage, and an up and over door to front.





**Ground Floor** Building 1



**Floor 1** Building 1

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

1196.1 ft<sup>2</sup>

111.12 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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.