



Gravel Hill, Stoke Holy Cross - NR14 8LH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Gravel Hill

Stoke Holy Cross, Norwich

With an EXTENDED HALL ENTRANCE creating an ideal MEET and GREET SPACE, the ground floor of this SEMI-DETACHED HOME offers a NEUTRAL DECOR with a WARM and INVITING FEEL. The accommodation comprises a 14' SITTING/DINING ROOM with FRENCH DOORS to the garden, 11' MODERN KITCHEN with ample STORAGE and GROUND FLOOR BATHROOM including a SHOWER over the BATH. Upstairs, THREE BEDROOMS lead off the landing, all enjoying a LIGHT and BRIGHT FEEL with fitted carpet under foot. To the rear, the LARGER than average GARDEN enjoys a BRIGHT and SUNNY ASPECT, with ample PATIO SPACE and useful access to the GARAGE. Ample PARKING can be found on the drive to front, with residents parking within the cul-de-sac.

Council Tax band: B

Tenure: Freehold



- Semi-Detached Home
- Cul-De-Sac Setting
- Driveway Parking & Adjoining Garage
- Hall Entrance with Ground Floor Modernised Bathroom
- 14' Sitting/Dining Room
- Modern Fitted Kitchen
- Three 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

Situated in a cul-de-sac setting and approached via a low maintenance front garden, the adjacent shingle driveway offers parking, with access to the main property and adjoining garage.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring with space for coats and shoes, stairs to the first floor landing and a door taking you to the rear garden. The main sitting room sits the rear of the property with a window and French doors leading out, and fitted carpet underfoot. Enjoying a light and bright aspect with ample space for soft furnishings and a dining table, the kitchen sits at the front of the property with a u-shaped arrangement of wall and base level units including integrated cooking appliances with an inset electric ceramic hob and built-in electric oven with tiled splash-backs. Space is provided for general white goods with useful built-in storage cupboard under the stairs. Leading off the hall way, a ground floor bathroom can be found, with a modernised finish including fully tiled walls and a white three piece suite including storage under the hand wash basin, and an electric shower over the bath. Heading upstairs, the carpeted landing includes a loft access hatch with doors taking you to three bedrooms including the main bedroom which sits at the front, with built-in storage and twin double glazed windows to front.

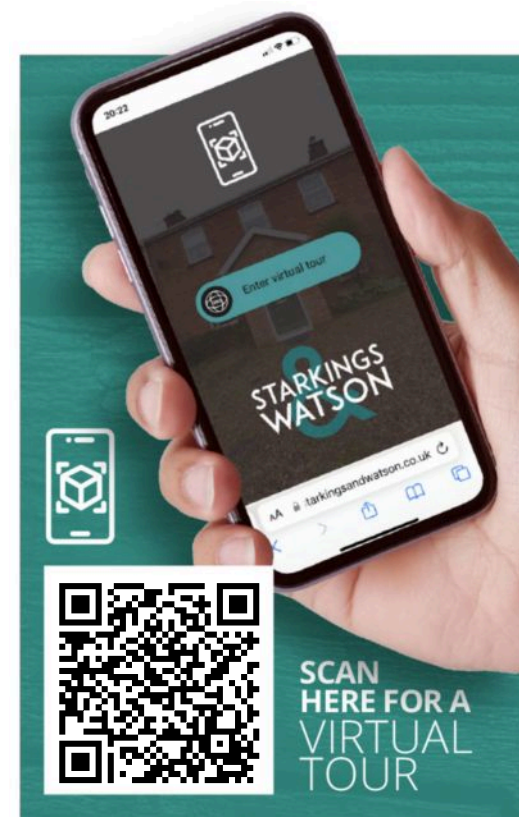
FIND US

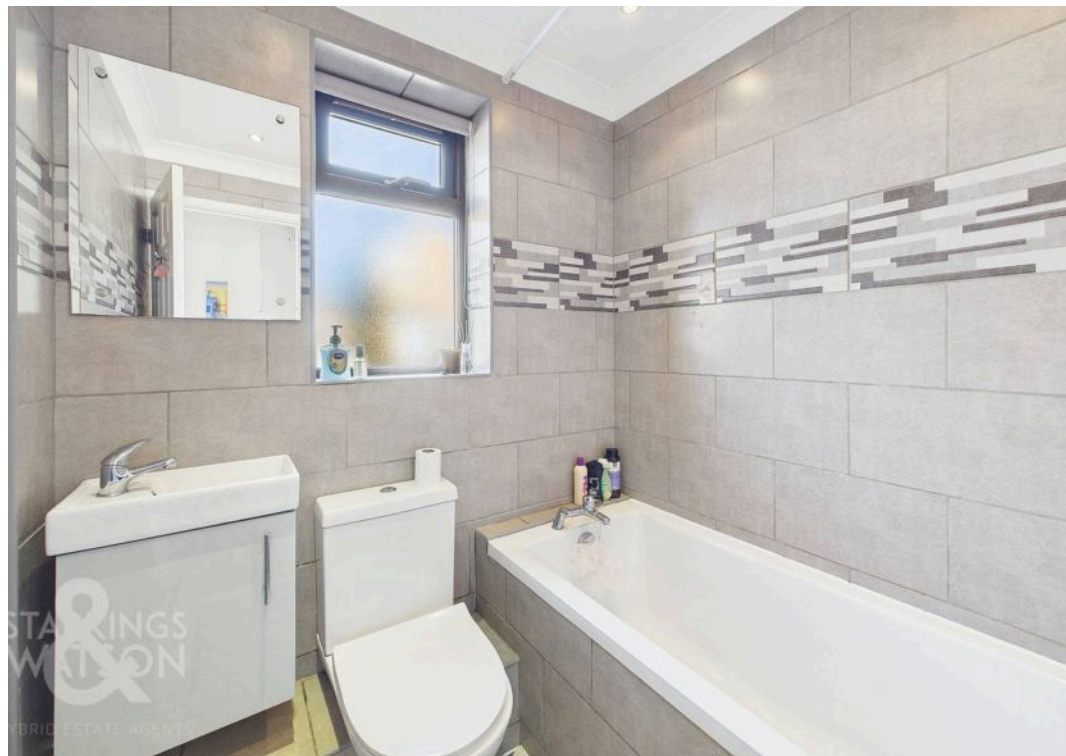
Postcode : NR14 8LH

What3Words : ///eyepieces.teeth.listings

VIRTUAL TOUR

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



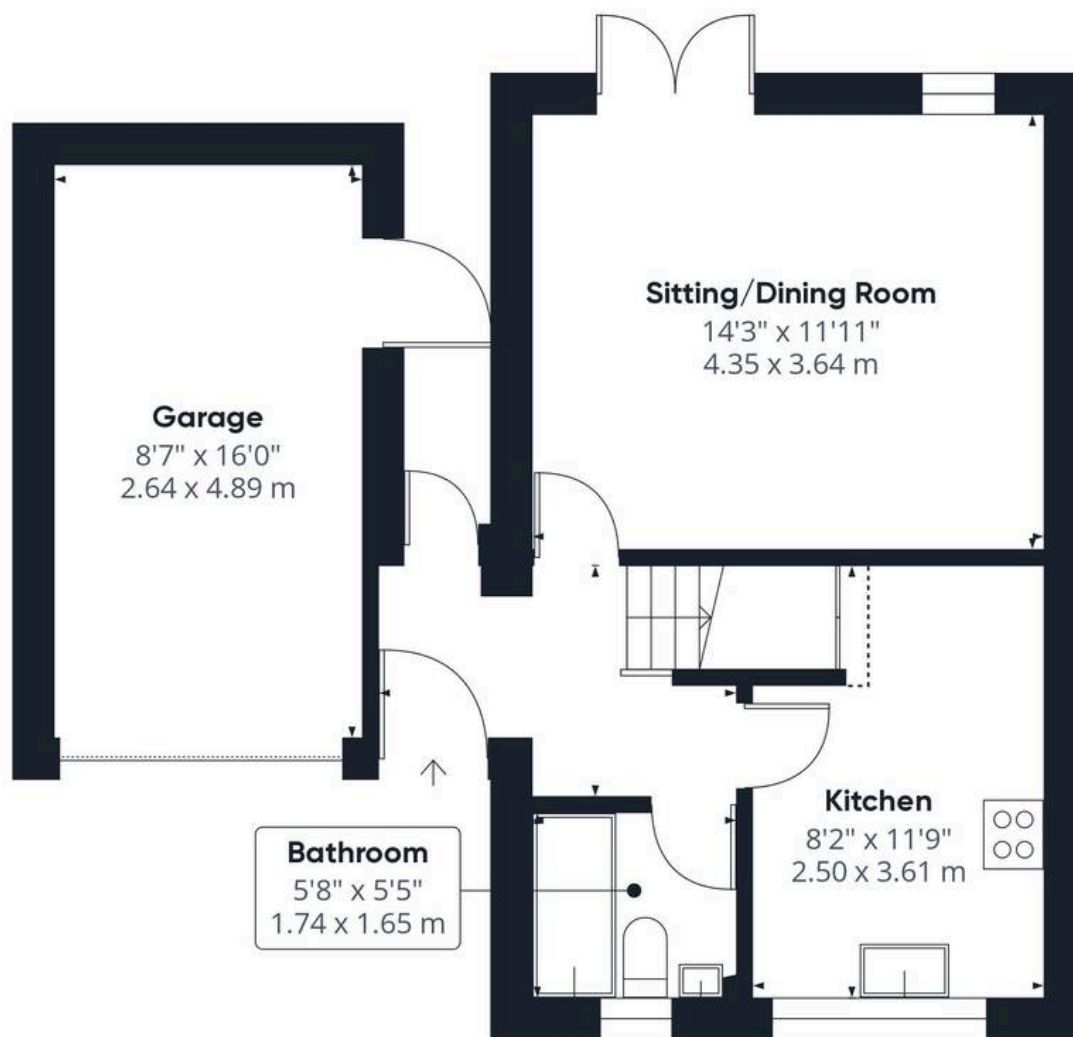




THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect with enclosed timber panel fenced boundaries and a main lawn expanse. A patio extends across the rear of the property leading from the sitting room French doors, with ample space for alfresco dining whilst a wide variety of mature planting, shrubbery and trees can be found to two sides. The garage sits integral to the property with a door to the rear of the garage in the garden, and an up and over door to the front with power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

817.83 ft²

75.98 m²

Reduced headroom

1.7 ft²

0.16 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

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

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