



Mill Green, Stoke Holy Cross - NR14 8PB

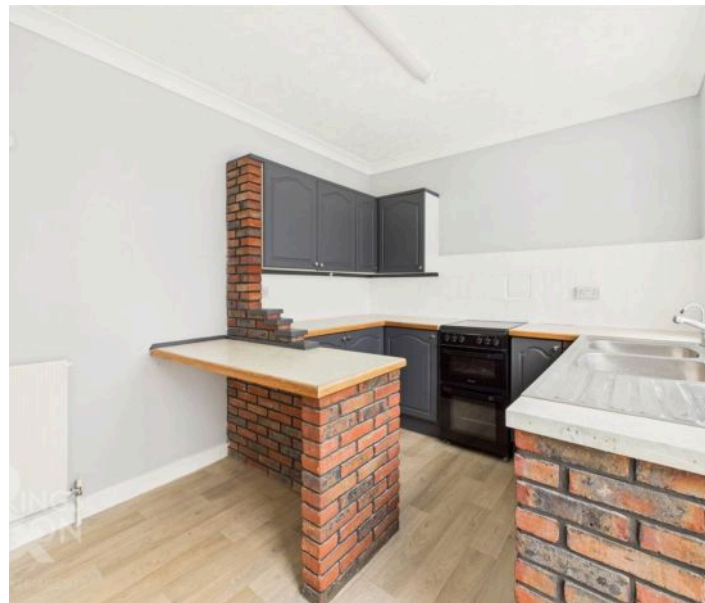
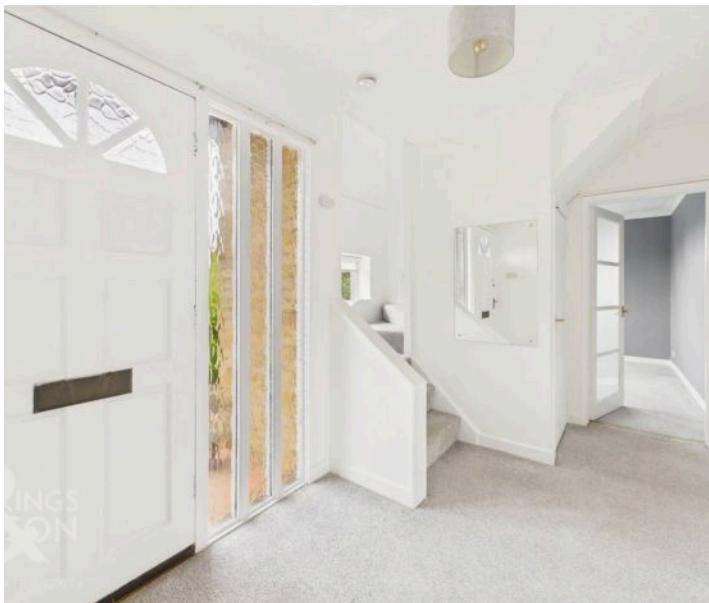




## Mill Green

Stoke Holy Cross, Norwich

NO CHAIN. Occupying a GENEROUS CORNER PLOT is this CHALET STYLE HOME offering over 1200 Sq. Ft of living accommodation (stms) with VERSATILE living spaces being the key feature. In total, FOUR BEDROOMS can be found over two floors with potential for additional reception rooms to be created through these alongside the existing sitting room with DUAL ASPECT, kitchen leading to UTILITY ROOM and CONSERVATORY. A converted bathroom on the first floor now hosts the three piece SHOWER ROOM with a separate WC on the ground floor. The gardens are attractively planted to add colour with a LOW-MAINTENANCE shingle filling giving way to a DETACHED GARAGE and DRIVEWAY to the side and rear of the home.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

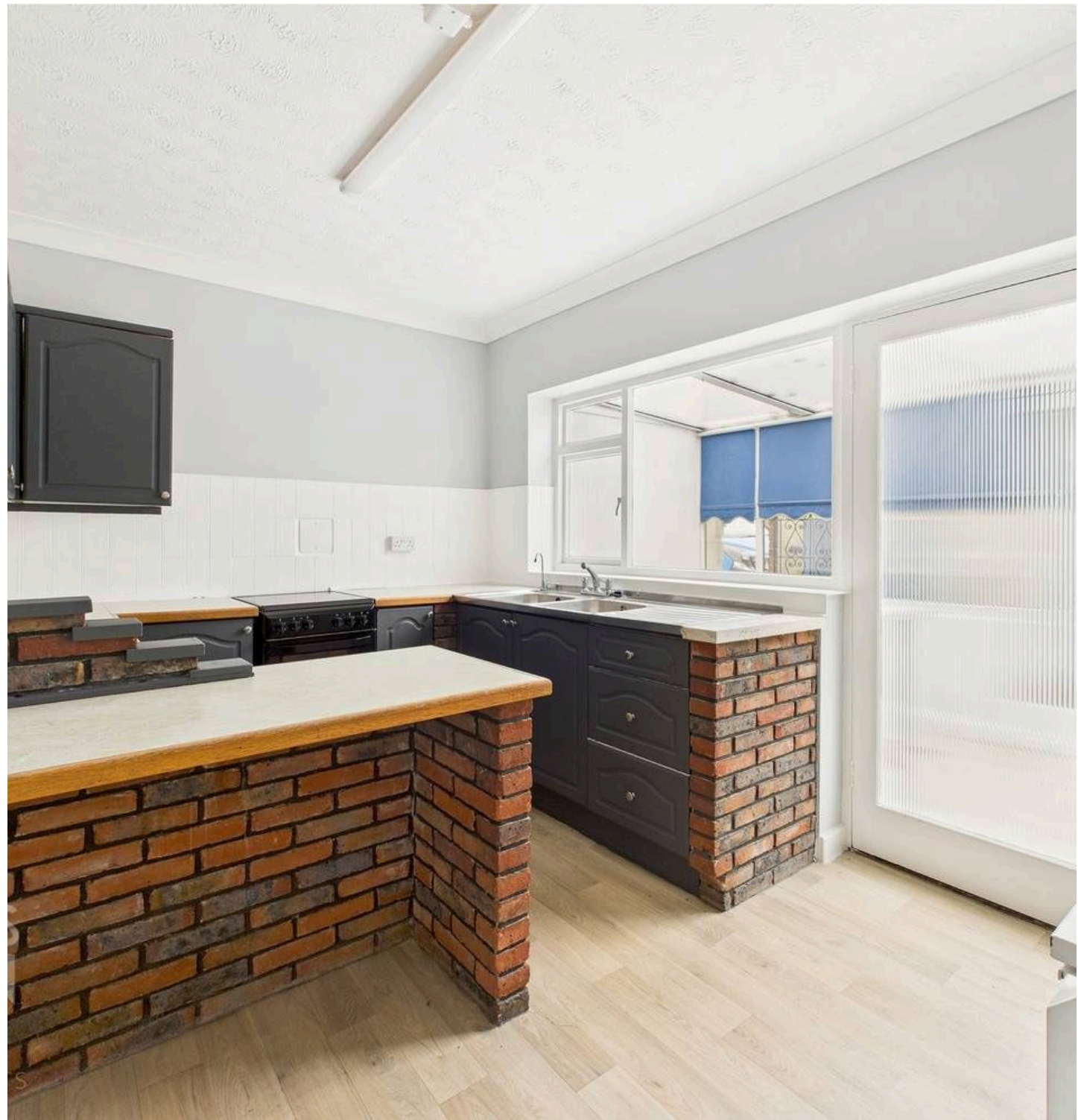


- No Chain
- Quiet Close Setting
- Chalet Style Home On A Corner Plot
- Over 1200 Sq. Ft Of Living Accommodation (stms)
- Tree Lined Views From All Aspects
- Four Bedrooms Over Two Floors
- Low-Maintenance Wrap Around Gardens
- Ample Off Road Parking & Garage

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

The property sits proudly on a corner plot with wrap around gardens giving way to a driveway and garage to the side of the home filled with multiple mature shrubs, borders and planting beds. Access can come either from the front of the home or to the rear from the driveway into the utility area.



## THE GRAND TOUR

Once inside an open entrance lobby will initially greet you leaving room for shoes and coats to be stored in the under stairs cupboard to your left. Turning to the right the dual aspect sitting room will emerge with carpeted flooring and exposed red brick features. The front of the room offers panoramic tree lined views and an abundance of natural light due to its unique concave design whilst to the rear of the room wooden panelled French doors take you into the conservatory, formally used as a dining room. Directly ahead from the front door is the smaller of the four bedrooms, ideal as a study or play room this space can be versatile in its use or just to remain as a single bedroom. The first double room comes to your left with a dual aspect and carpeted flooring, ideal for those seeking multi-generational living. A two piece WC sits to this side of the home with a tiled surround and frosted glass window sat next to the kitchen with a mixture of wall and base mounted storage units leaving room for additional free standing appliances where a second conservatory/utility room sits at the very rear giving access directly into the rear garden and garage beyond.

The first floor landing splits to allow access to two further double bedrooms with the three piece shower room directly ahead with space for a bath if so desired instead. Both double bedrooms have tree lined views of the scenic setting beyond, carpeted flooring and access to eaves storage with the second room boasting built in wardrobes.

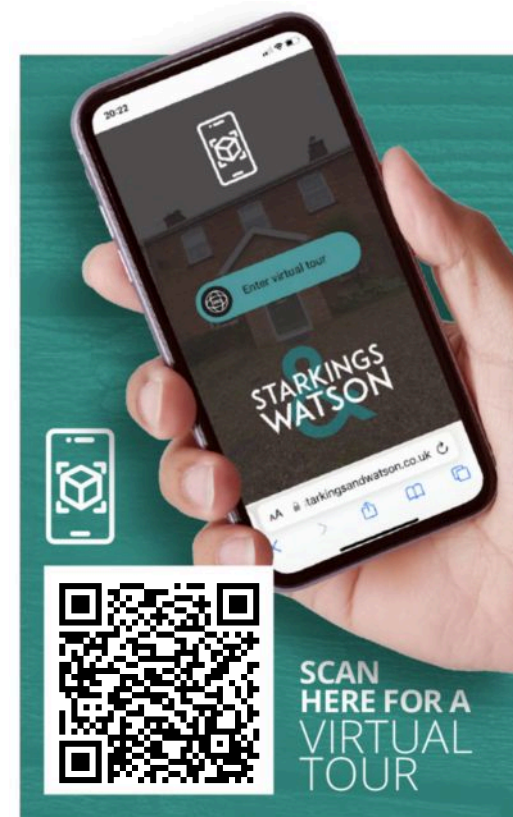
## FIND US

Postcode : NR14 8PB

What3Words : ///insolvent.handlebar.changed

## VIRTUAL TOUR

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







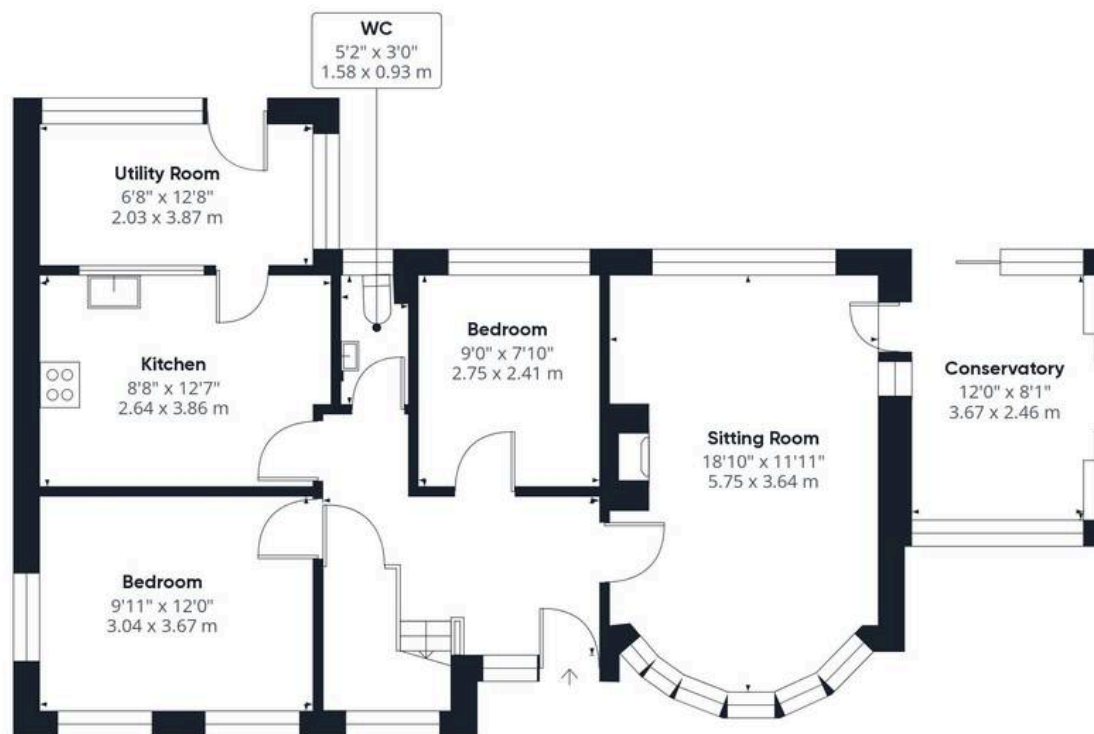




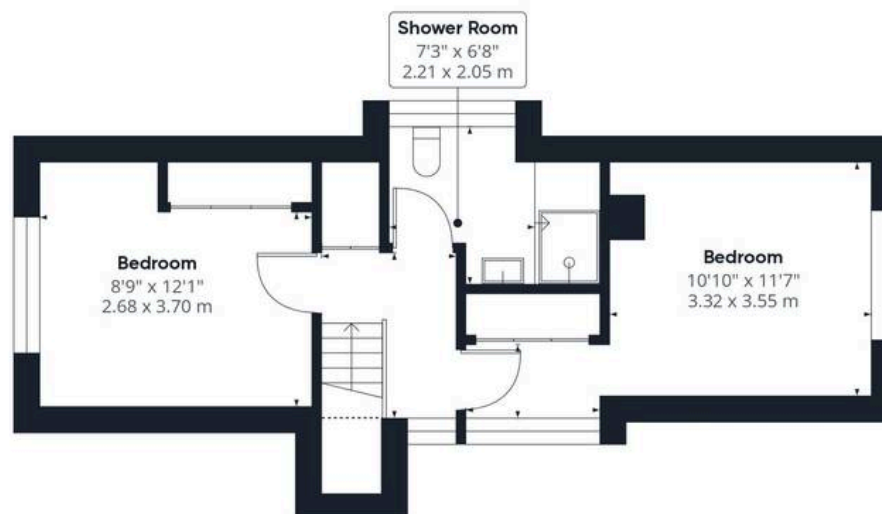
## THE GREAT OUTDOORS

The rear garden is offered in a low maintenance yet attractive condition all fully enclosed with timber fencing and the large shingle space could easily give way to lawn if so desired. A flagstone patio seating area is found immediately to exit the home and to the rear of the garden space. A lean to cover sits above the exit from the property into the garage with personal door to the side whilst a generous driveway sits at the edge of the home with multiple parking spaces with potential for this to be extended if more parking is required.





Ground Floor



Floor 1

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

1212.33 ft<sup>2</sup>

112.63 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





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