



Broomefield Road, Stoke Holy Cross - NR14 8FF



Broomefield Road

Stoke Holy Cross, Norwich

This MODERN HOPKINS BUILT HOME overlooks GREEN SPACE, with an impressive interior of over 1200 sq. ft (stms) of accommodation for comfortable family living. CAR PORT and GARAGE PARKING sits adjacent, with ENCLOSED LAWNED GARDENS including a wealth of PLANTING and LAWNED EXPANSE. Upon entry, the hall leads to a convenient W.C., setting the tone for the well-thought-out design within. The 15' SITTING ROOM boasts views of the green space, providing a serene backdrop. Moving through, the 17' KITCHEN/DINING ROOM beckons with its inviting atmosphere and FRENCH DOORS opening up to the outdoors. Upstairs, THREE DOUBLE BEDROOMS offer ample space for relaxation and privacy. The main bedroom features an EN SUITE for added convenience, complemented by a SPACIOUS FAMILY BATHROOM to serve the remaining bedrooms.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Hopkins Built Home
- Overlooking Green Space
- Over 1200 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C
- 15' Sitting Room with Green Space Views
- 17' Kitchen/Dining Room with French Doors
- Three Double Bedrooms
- En Suite & Family Bathroom

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

Occupying a private cul-de-sac setting, the property is approached via a sweeping lawn frontage with mature planting and shrubbery, with access leading to the carport driveway and garage.



THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring underfoot where stairs rise to the first floor landing with useful built-in storage cupboard below. Doors lead off to the kitchen and living space, along with the ground floor WC which is finished with a white two piece suite including tiled splash-backs and wood effect flooring. The main sitting room enjoys front facing views over open green space with wood effect flooring underfoot and the light and bright decor. Double doors open up to the rear facing kitchen/dining room which stretches across the full width of the property with tiled flooring underfoot. The kitchen provides a u-shaped arrangement of wall and base level units with integrated cooking appliances, including an inset gas hob and built-in electric double oven with tiled splash-backs running around the work surface, and an extractor found above. Space is provided for a washing machine, whilst the fridge freezer and dishwasher are integrated, with ample room for soft furnishings or a dining table, where French doors lead out to the rear garden.

Heading upstairs, the carpeted landing includes recessed spotlighting and a built-in airing cupboard with doors leading to the three bedrooms. The main bedroom sits to the front with views over the open green space including a built-in double wardrobe and fitted carpet underfoot. A private ensuite leads off with a white three piece suite including a useful storage cupboard under the hand-wash basin, shower cubicle including a thermostatically controlled twin head rainfall shower with aqua-board splash-backs and heated towel rail. The second bedroom offers a front facing window looking over the open green space, and a velux window to rear with fitted carpet underfoot. The third bedroom includes built-in wardrobe and fitted carpet with garden views beyond. Completing the property is a family bathroom with a white three piece suite including half tiled walls and a mixer shower tap over the bath, with wood effect flooring underfoot.

FIND US

Postcode : NR14 8FF

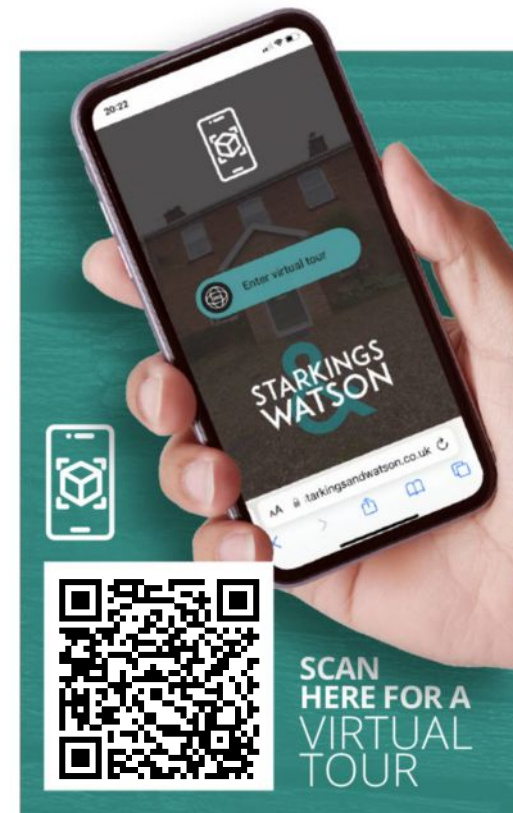
What3Words : [///basket.coach.delays](https://www.what3words.com/#!/en/0G8G-0G8G-0G8G)

VIRTUAL TOUR

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

AGENTS NOTE

A yearly service charge for the upkeep of the green spaces.



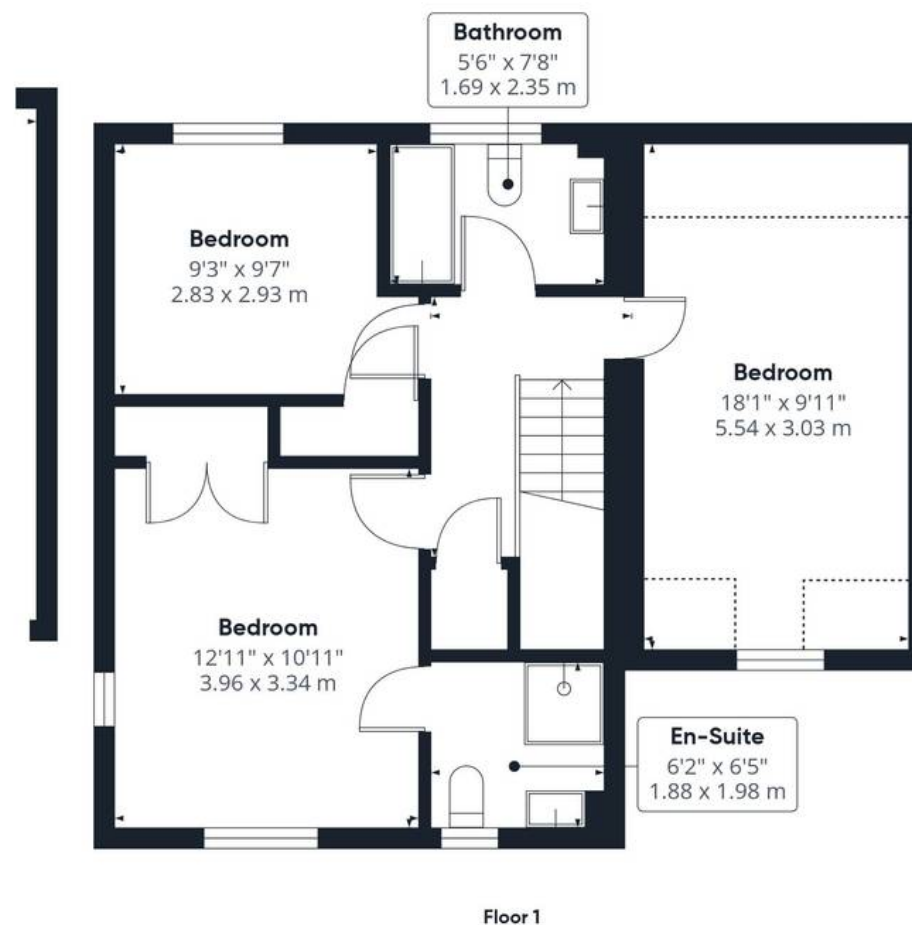
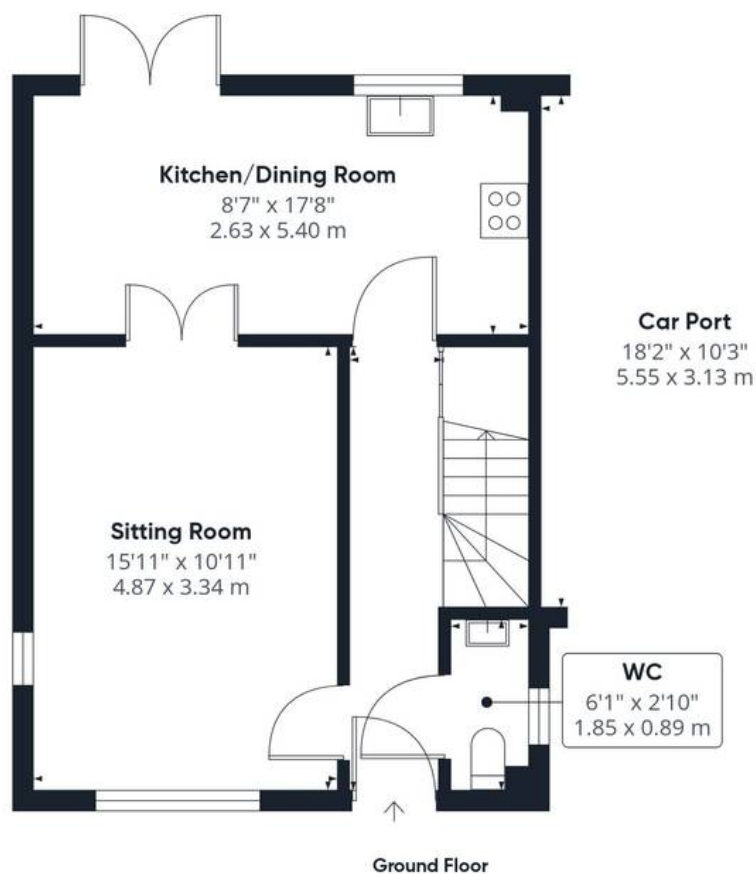




THE GREAT OUTDOORS

The rear garden enjoys an enclosed space with timber panel fencing to all boundaries, whilst being mainly laid to lawn. A range of mature planting and shrubbery have been created adding a backdrop of colour during the summer months. With the patio area extending from the kitchen French doors, a pathway leads to gated access where the carport can be found whilst a side access door leads to the garage. The garage offers an up and over door front, storage above, power and lighting.





Approximate total area⁽¹⁾

1205 ft²
111.8 m²

Reduced headroom

43 ft²
4 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



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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 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.