



Gravel Hill, Stoke Holy Cross - NR14 8LH



Gravel Hill

Stoke Holy Cross, Norwich

This immaculately presented DETACHED FAMILY HOME occupies a highly sought after South Norfolk village location, on the outskirts of Norwich. Having been recently renovated, the property offers EXTENSIVE ACCOMMODATION with PRIVATE GARDENS. Accommodation comprises entrance hall, sitting room with FRENCH DOOR to the rear garden, dining room, study/bedroom, MODERN KITCHEN and cloakroom to the ground floor. The first floor offers FOUR FURTHER BEDROOMS and modern family bathroom. To the outside, off road parking is provided for several vehicles leading to the garage, with lawned gardens to the rear, and a raised patio leading from the dining room and sitting room.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Immaculately Presented
- Two/Three Reception Rooms
- Four/Five Spacious Bedrooms
- Family Bathroom & Cloakroom
- Private Gardens
- Garage & Driveway
- Sought After Village Location

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.

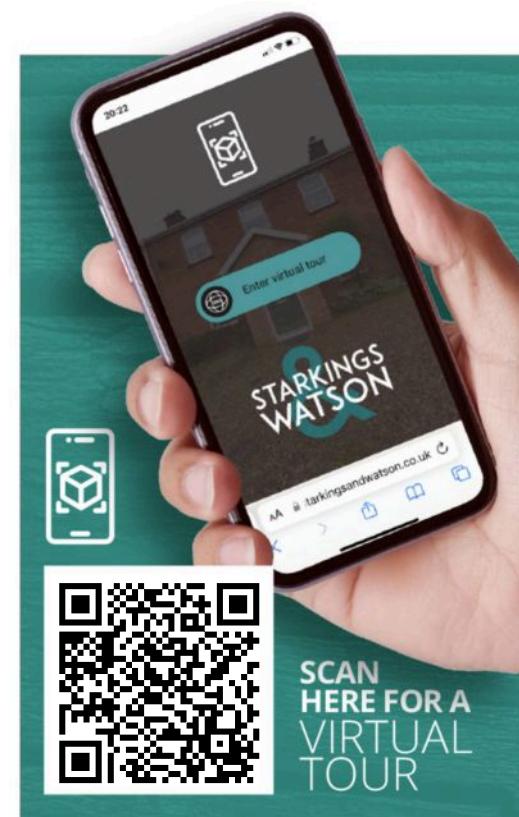


SETTING THE SCENE

The property occupies an elevated corner plot with mature gardens to front and enclosed brick wall boundaries. An adjacent shingled driveway can be found providing ample off road parking with access leading to the main property and adjoining single garage.

FIND US

You may wish to use your Sat-Nav (NR14 8LH), but to help you...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 on the Norwich Road. Continue along, turning left onto Long Lane, and second right onto Gravel Hill, where the property can be found on the right hand side.



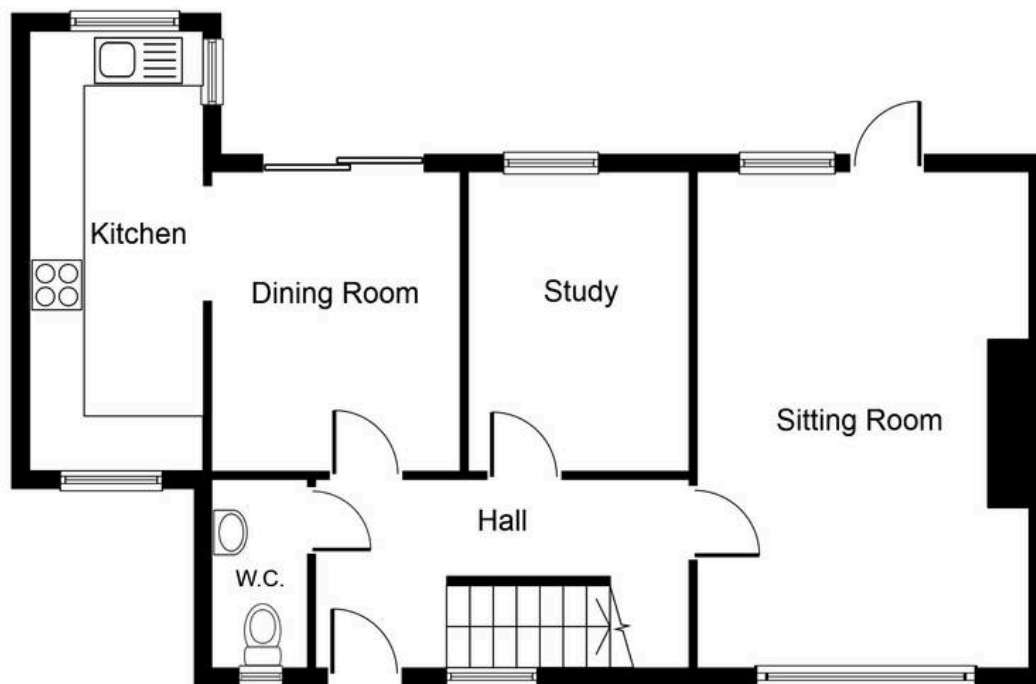




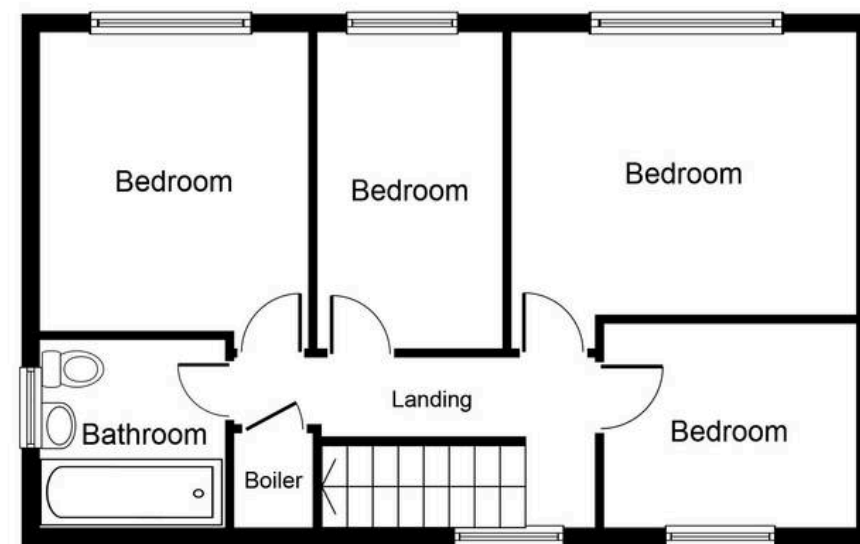
THE OUTSIDE REAR

Leading from the sitting room is a fully enclosed lawned rear garden with raised hard-standing patio providing the perfect space for entertaining and alfresco dining. Boasting enclosed boundaries with high level hedging to the rear, a private aspect can be enjoyed. The gardens wrap around to the side of the property whilst access is provided to the adjoining garage.





Ground Floor
Approximate Floor Area
626 sq. ft.
(58.2 sq. m.)



First Floor
Approximate Floor Area
524 sq. ft.
(48.7 sq. m.)



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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.