



Poringland Road, Stoke Holy Cross - NR14 8NW



Poringland Road

Stoke Holy Cross, Norwich

With a PLOT of some 0.20 ACRES (stms), this 1300+ Sq ft (stms) DETACHED CHALET offers EXTENDED and FLEXIBLE ACCOMMODATION, with an adjoining GARAGE/WORKSHOP which offers POTENTIAL. The SOUTH FACING GARDENS offer an URBAN RETREAT given the PRIVATE SETTING which is only a SHORT DRIVE from the CITY CENTRE. With THREE SECTIONS to the outside, a mix of entertaining, lawned and working gardens can be found. uPVC double glazing and gas fired CENTRAL HEATING is INSTALLED, whilst a SIZEABLE FRONT DRIVEWAY ensures the property is set back, with a PORCH and HALL ENTRANCE. Internally, the 23' SITTING ROOM offers a FEATURE FIRE PLACE, with DOUBLE DOORS to the 13' GARDEN ROOM, with the rest of the ground floor including a bedroom, shower room, KITCHEN and utility room with a door to the workshop/garage. Upstairs the SPACIOUS LANDING offers FAR REACHING GARDEN VIEWS and AMPLE SPACE as a STUDY AREA, with TWO DOUBLE BEDROOMS and the family bathroom.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Chalet Family Home
- Extended Accommodation With A Flexible Layout
- Approx. 0.20 Acre Plot (stms)
- Over 1381 Sq ft (stms)
- 23' Sitting Room & 13' Garden Room
- Kitchen & Utility Room
- Workshop/Garage & Car Port
- 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

Set back from the road with a brick walled frontage, a spacious shingle driveway offers ample parking, with access to the car port, garage and main property. (overall garage size is 18' x 8'9", workshop area is 14' x 8'9", storage area is 4')

THE GRAND TOUR

Heading inside, a porch entrance greets you with a further door taking you to the hall entrance complete with fitted carpet underfoot and stairs rising to the first floor landing with useful built-in storage cupboard below. Immediately to your right as you enter is a ground floor bedroom or study space, with a front facing window which is served by the ground floor shower room which sits at the end of the hall. Finished with a white three piece suite, the shower room includes tiled walls and flooring, along with a thermostatically controlled shower. The main living space includes a generous sitting room centred on a feature fireplace and front facing window, with double doors flowing seamlessly into the garden/dining room beyond - with windows to three aspects and French doors leading out to the rear patio flooding the room with light, and offering a range of uses. The kitchen sits to the rear, with a u-shaped range of wall and base level units including integrated cooking appliances with an inset gas hob and built-in eye level electric double oven. Tiled splashbacks run around the work surface along with tiled flooring underfoot, integrated fridge and space for a breakfast table. A utility room leads off to the rear also creating an ideal boot room with space for further white goods and tiled flooring underfoot. With a door leading to the integral workshop housing the wall mounted gas fired central heating boiler, the workshop offers ample storage space with huge potential to convert into a further living space if required.

Heading upstairs, the large landing could create an ideal study space with doors leading off to the two bedrooms and family bathroom. The main bedroom includes dual aspect views to front and rear, ample space for a bed and freestanding wardrobes. The second bedroom is also a comfortable double with front facing window and built in storage cupboard. The family bathroom offers a white three piece suite with tiled splash-backs and flooring, along with the heated towel rail.

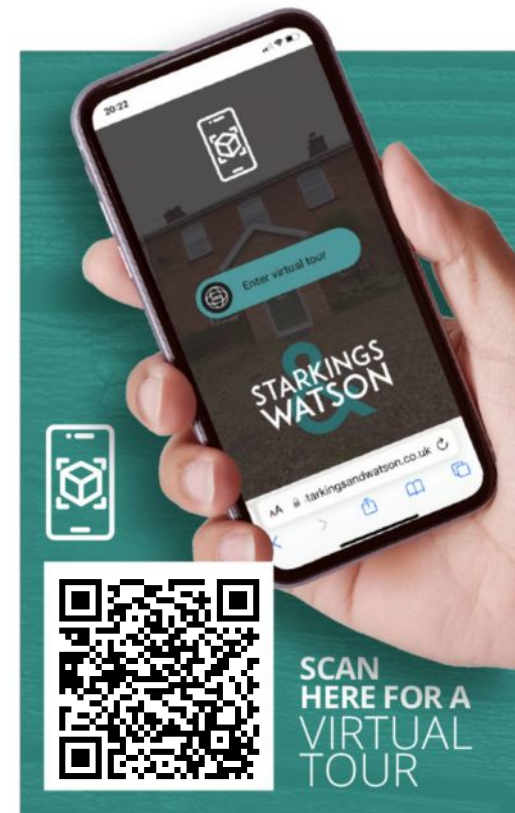
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden and plot extends to some 0.20 acres (stms), and the rear is split into three clear sections. Firstly a large south facing patio extends from the garden room with ample space to dine alfresco, with various planting and shrubbery. A lawn extends beyond, with further planting, and finally a working garden with various fruit and vegetable planting can be found at the end. With a range of hedge and fenced boundaries, the garden offers storage sheds and a green house, and is a turnkey space for a keen gardener.





Ground Floor
Approximate Floor Area
809 sq. ft
(75.15 sq. m)



First Floor
Approximate Floor Area
499 sq. ft
(46.35 sq. m)



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