

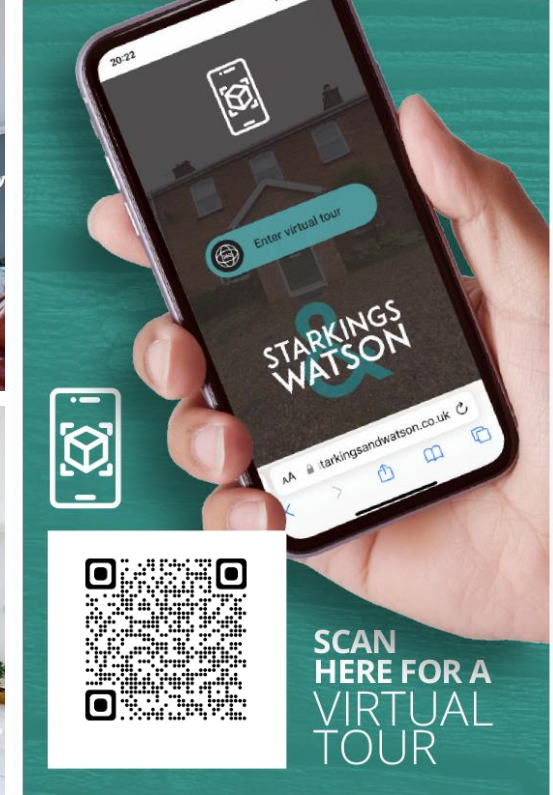
BROOMEFIELD ROAD

Stoke Holy Cross, Norwich NR14 8FF

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS & WATSON

- Over 2800 Sq. ft (stms) Detached Home
- Panoramic Field Views
- Three Reception Rooms
- Large 35' Kitchen/Dining Room
- Five Bedrooms
- Two En-Suite & Dressing Room
- Double Garage & Ample Parking
- Wrap Around Lawned Gardens

IN SUMMARY

VENDORS FOUND. This 2800+ Sq. ft (stms) DETACHED HOME occupies a HIGHLY DESIRABLE LOCATION with PANORAMIC FIELD VIEWS to one side, WRAP AROUND GARDENS, ample parking, DOUBLE GAGE and a STUNNING INTERIOR with a STRIKING LAYOUT. Formed in an L-SHAPE, the accommodation comprises a welcoming hall entrance with W.C, doors to the 19' SITTING ROOM which includes FRENCH DOORS to rear and a STUNNING BRICK BUILT FIRE PLACE with a WOOD BURNER, further 17' FAMILY ROOM, and the L-SHAPED 35' L-SHAPED KITCHEN/DINING ROOM. With an ISLAND (available separately), BREAKFAST BAR and a BAY WINDOW to side, this INDULGENT ROOM is ideal for families and those who LOVE to ENTERTAIN. With a full SUITE of APPLIANCES, a further utility room leads off. Upstairs, the FIVE BEDROOMS lead off the landing, all served by a HIGH QUALITY FAMILY BATHROOM. The guest bedroom includes a BUILT-IN WARDROBE and EN SUITE, whilst the PRINCIPAL BEDROOM boasts a range of wardrobes, and an INNER HALL to the EN SUITE and 16' DRESSING ROOM.

SETTING THE SCENE

This popular development in Stoke Holy Cross was built by the renowned Hopkins Homes and ensures the property is tucked away off the main road with a private shingled driveway serving only two properties. Ample parking and turning space can be found to front with access to the integral double garage with a lawned garden creating an attractive entrance.

THE GRAND TOUR

Heading inside a grand reception hall greets you with wood effect flooring underfoot and a built in cloaks storage cupboard. The hallway is formed in an L-shape with stairs rising to the first floor and a set of storage drawers recessed below. Flooded with excellent natural light the first door on your right is the snug/family room with fitted carpet underfoot and dual aspect windows to front and rear, this sizeable reception room can be used for a multitude of purposes whether it be a family room, snug or study space. The next door off the entrance hall is the useful ground floor WC with a white two piece suite, attractive décor and tiled splash-backs. The kitchen utilises the property's L-shaped style and provides sizable and versatile open plan living with ample room for soft furnishings and dining. With a feature bay to the side with French doors and full height windows which have been dressed with bespoke shutters the room offers fantastic natural light and tiled flooring underfoot for easy maintenance. The kitchen offers an extensive range of storage units, which are immaculately presented and include a breakfast bar and space for a range-master gas cooker. A range of appliances are included, including a dishwasher, full height larder fridge and two under counter freezers, with the added luxury of a built in wine cooler. Under cupboard lighting and recessed spotlighting in the ceiling accents the space, with a dual aspect view across the garden and fields adjacent. A door leads to the additional utility room with space for laundry appliances and a wall mounted gas fired central heating boiler, whilst also offering a further range of storage and direct access to the garden. Lastly from the entrance hall is the main sitting room, a warm and inviting room centred on a feature brick built fireplace and cast iron wood burner with a dual aspect view with a window to front and French doors to the rear garden. Again a sizeable and well-proportioned room which has been dressed with bespoke timber shutters. Heading upstairs the carpeted landing wraps around the property with access to all of the bedrooms and a built in storage cupboard. The smallest of the bedrooms is the first on your left which has been completed with bespoke timber shutters, and has been used as both a bedroom and study space over the years. The third bedroom is adjacent, again with bespoke timber shutters. A further single



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bedroom is located next door with a second bedroom benefiting from built in double wardrobes and an en-suite shower room. The en-suite includes a double shower cubicle with tiled splash-backs, and is presented in as new condition. Lastly the main principal double bedroom extends to 17ft, with a range of built in wardrobes and dual aspect views to both the front and rear. An opening takes you to an inner hallway where further wardrobes can be found along with a separate dressing room and en-suite. The en-suite has been upgraded to include a four piece suite with storage under the sink unit and a double shower cubicle with tiled splash-backs, the bath also offers a shower over. Lastly a self-contained dressing room with triple aspect windows and bespoke timber shutters to front.

THE GREAT OUTDOORS

Occupying a corner plot at the end of the cul-de-sac the long gardens wrap around the property in an L-shape, fully enclosed with timber panelled fencing and low level hedging. Field views can be enjoyed across the adjacent valley, with an area of patio leading from the kitchen French doors and bay. The borders have been planted, with a useful timber shed located to the far end where gated access also leads to the front driveway. The double garage is integral with two up and over doors to front, a door to the rear, power and lighting.

OUT AND ABOUT

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.

FIND US

Postcode : NR14 8FF

What3Words : ///riverbed.miss.thing

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 is charged in the region of £120. The vendors advise us that BT Fibre broadband has been installed to the property.

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.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>(1) Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area (1) 2882.17 ft² 267.76 m²</p> <p>Reduced headroom 28.70 ft² 2.67 m²</p>	<p>HYBRID ESTATE AGENTS STARKINGS WATSON</p>
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