



30 | Broomefield Road | Norwich | NR14 8FF

£260,000



The Features

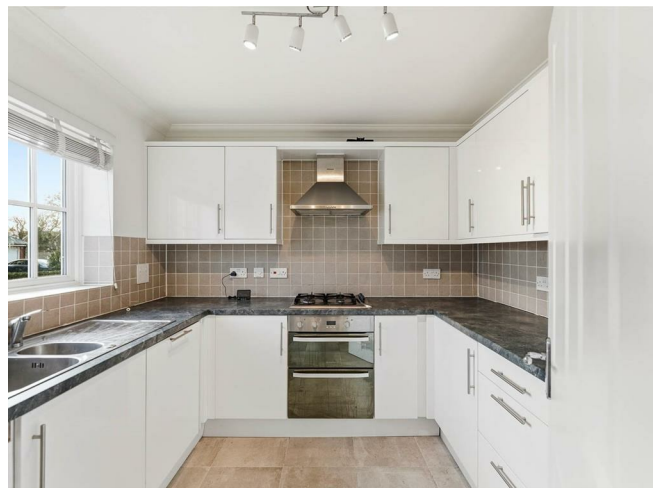
- Three bedroom linked semi detached house built by Hopkins Homes
- No onward chain, offering an excellent opportunity for a quick sale
- Modern fitted kitchen with integrated appliances
- Spacious lounge/diner with door leading to the rear garden
- Entrance hall, ground floor WC, and family bathroom upstairs
- Three well-proportioned bedrooms, two with fitted wardrobes
- Low-maintenance enclosed rear garden with patio area
- Off-road parking for two cars via a double gravel driveway
- Double Glazed and Gas Central Heating
- Located in the highly sought-after Watermill Gardens development in Stoke Holy Cross

About the Property

This three bedroom linked semi detached house, built by Hopkins Homes, is offered with no onward chain and presents an excellent opportunity for a quick sale. Situated within the highly sought after Watermill Gardens development in Stoke Holy Cross, this home offers a superb balance of modern style and practical living.

The accommodation includes a modern fitted kitchen with integrated appliances, a spacious lounge/diner with a door leading to the rear garden, a ground floor WC, and useful understairs storage. Upstairs are three well proportioned bedrooms, two of which benefit from fitted wardrobes, along with a family bathroom and airing cupboard.

Outside, the property enjoys a low-maintenance rear garden with a patio area, and to the front, there is off-road parking for two cars via a double gravel driveway. Offering excellent access to Norwich, the A47, schools, and local amenities, this attractive home is ideal for families, first-time buyers, or downsizers seeking a move-in-ready property in a desirable village location.





The Outside

Outside, the landscaped rear garden features an artificial lawn and patio area, providing a low-maintenance space and a double width driveway offers side by side parking for two vehicles. Perfectly positioned close to schools, local amenities, and Norwich city centre, this home is ideal for families, first-time buyers, or downsizers looking for a move-in-ready property in a desirable village location.

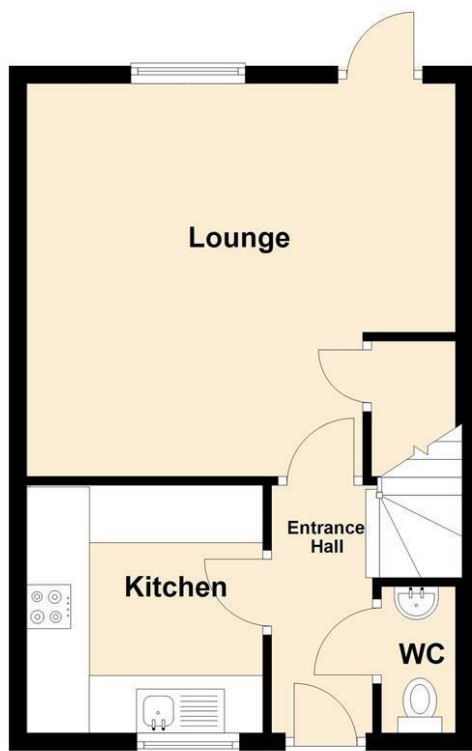
Location Overview

Stoke Holy Cross is a highly sought-after village just south of Norwich, offering the best of countryside living with easy access to the city. The village has a community feel with local amenities including a well-regarded primary school, village shop, and the award-winning Wildebeest pub and restaurant.

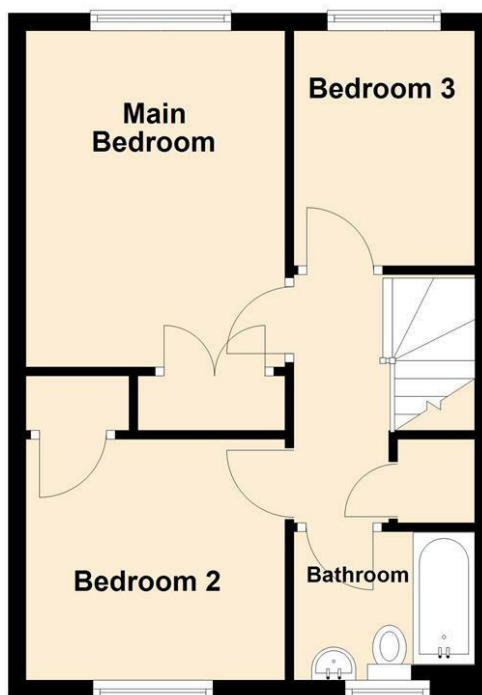
The area is perfect for those who enjoy the outdoors, with scenic walks, cycling routes, and the nearby River Tas and historic Stoke Mill adding to its charm. With excellent road links to the A47 and a short drive into Norwich, it's an ideal spot for families and commuters alike.



Ground Floor

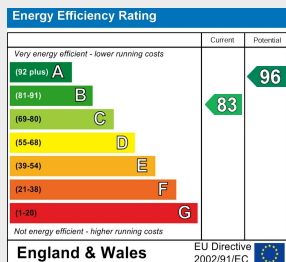


First Floor



Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: C
Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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