



Whiteford House

Chandler Road, Stoke Holy Cross, Norfolk NR14 8RQ

BROWN & CO



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A striking self-build detached four-bedroom house built in 2017 with attractive landscaped gardens, garage and extensive parking in the most desirable of locations in Stoke Holy Cross.

£850,000



DESCRIPTION

Whiteford House was built in 2017 and is positioned in one of the finest positions in South Norfolk, located in the highly sought-after village of Stoke Holy Cross. The house, constructed of a mixture of coloured brick elevations under a pantile roof with striking aluminium windows and a superb, porch with clad surround, will be of interest to buyers keen to establish themselves in this special location.

The current owners have designed a lovely home since acquiring the plot some ten years ago and set about creating a stylish residence whilst retaining the sense of peace and tranquility Whiteford House offers. They ensured the modern elements shine through with the superb kitchen and bathrooms and importantly, ensuring the house benefits from the excellent energy efficiency available when building a new property.

The house is approached at the front into a porch entrance which provides access to the cloakroom and a door leads through into the open plan kitchen dining sitting room with the incredible floating staircase in full view.

The kitchen itself enjoys a central island which includes the induction hob, ceiling extractor and a breakfast bar; the hob is strategically placed to take advantage of the views and there is access via double sliding doors over the gardens at the rear. The remaining units are extensive and are predominately at base level under quartz worktops and provide the necessary storage one expects of a home of this size with a large sink and integrated double oven and grill.

Continuing through to the sitting room, the theme of floor to ceiling glass continues with attractive views over a number of different aspects whilst there is a great deal of natural light flooding through this space. Further access at the side is enjoyed via a sliding patio door onto the raised terrace. Further rooms on the ground floor include a study and utility room and the ground floor benefits from under floor heating throughout.

On the first floor there are four bedrooms, and a four-piece suite family bathroom positioned off a spacious landing. The principal bedroom suite enjoys a dressing room and en-suite shower and bedroom four benefits from fitted wardrobes.

Whiteford House is approached off Chandler Road into a shingled hard standing with parking available for a number of vehicles that leads past the front of the house and up to the detached garage with roller door. At the front the current vendors have landscaped beautifully, extensive hedging provides a good screen from the minor road, and there are also some delightful, raised beds housing a good range of plants and flowers. There is also a good seating area at the side of the house.

The rear gardens are fully enclosed and enjoy superb orientation facing perfectly south with a raised terrace adjoining the kitchen and sitting room which steps down to a path and further terrace at the side. The gardens are wonderfully private and are well maintained.

Services – Air source heating, mains water, private drainage system (water treatment plant), mains electricity.

Local authority – South Norfolk District Council

Acreeage – 0.191 acres (stms)



LOCATION

Whiteford House is situated on Chandler Road in Upper Stoke Holy Cross, some 3 miles from Trowse and close to the southern perimeter of the city of Norwich with all its local shopping and transport facilities and within easy reach of communication routes, and in particular the Norwich southern bypass. This is an excellent opportunity to live in a special place with a great deal of privacy and there are local shopping and transport facilities in nearby Stoke Holy Cross and Poringland.

DIRECTIONS

From Norwich proceed out of the Norwich on the Trowse bypass and continue into Poringland. At the roundabout adjoining the Railway tavern, turn right and continue along the road, turning right into Chandler Road, which winds round to the left, and the entrance to Whiteford House will be seen on the left-hand side after about three quarters of a mile.

Alternatively, travel through Lakenham and continue towards Stoke Holy Cross. On reaching Caistor St Edmund, turn immediately left at the crossroads and then right and carry on up the hill into Upper Stoke Holy Cross and the property entrance will be seen on the right-hand side of Chandler Road.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



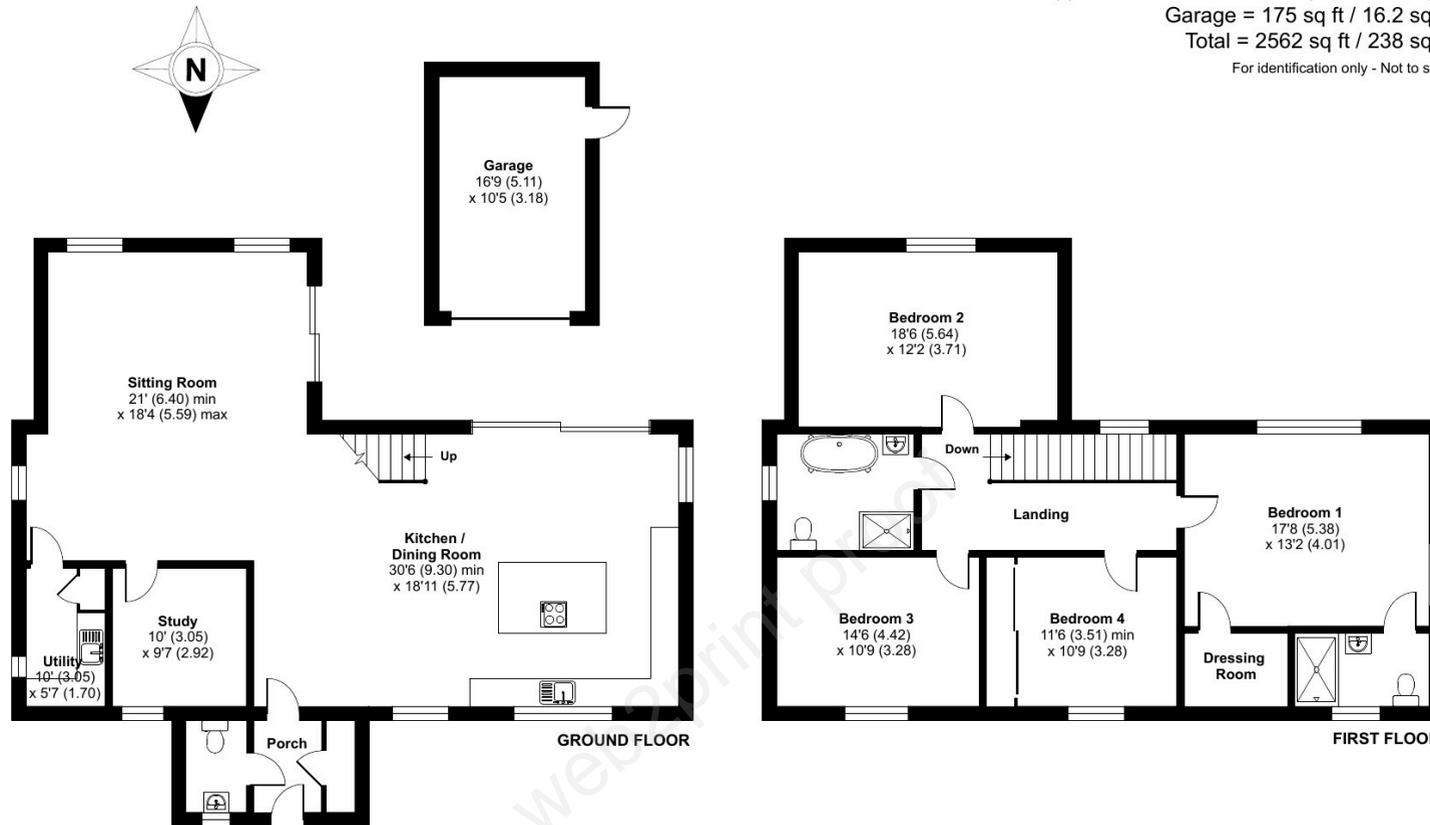
Chandler Road, Stoke Holy Cross, Norwich, NR14

Approximate Area = 2387 sq ft / 221.7 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 2562 sq ft / 238 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brown & Co. REF: 1289807

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