



42 Norwich Road, Stoke Holy Cross, Norwich, NR14 8AB

Offers Over £585,000

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- GENEROUS PLOT SIZE
- POPULAR VILLAGE LOCATION
- FOUR BEDROOMS
- EXTENDED FAMILY ROOM / DINING ROOM
- AMPLE OFF ROAD PARKING AND DOUBLE GARAGE
- CLOSE TO CITY OF NORWICH

42 Norwich Road, Norwich NR14 8AB

A stunning detached family home on a generous plot measuring approximately 0.25 acres within the popular village of Stoke Holy Cross. Having been extended by the current owners, the property offers spacious, contemporary accommodation with four bedrooms, two bathrooms and three reception rooms.



Council Tax Band: E



DESCRIPTION

Arnolds Keys are delighted to offer this beautifully presented four bedroom detached home in the quiet and popular village of Stoke Holy Cross, approximately 5 miles South from the City of Norwich. The property has been improved and extended by the current owners to offer bright, spacious and modern accommodation comprising kitchen/breakfast room, a dining/family room with bifold doors to the rear garden; ideal for entertaining or a peaceful place to enjoy the views of the garden, a home office and living room. To the first floor there are four bedrooms; one with ensuite and a family bathroom. The property boasts a generous plot measuring approximately 0.25 acres with ample parking to the front, double garage and a mature, landscaped rear garden.

ENTRANCE PORCH

UPVC door to front entrance, double glazed window to front aspect.

ENTRANCE HALL

Timber framed door to front porch, two built in storage cupboards, one with space and plumbing for a washing machine, wooden laminate flooring, stairs to first floor with storage cupboard underneath, radiator, double glazed window to front porch.

KITCHEN

Double glazed window to front, fitted with a range of wall and base units with quartz worksurface over, inset stainless steel sink, integrated appliances to include electric double oven, dish washer, electric Neff hob with cooker hood over, radiator, laminate flooring.

DINING ROOM

Double glazed French doors to rear, double glazed bifold doors, double glazed window to side and two skylights. wood burning stove, laminate flooring continued, two radiators.

HOME OFFICE

Double glazed windows to front and rear, laminate flooring, radiator .

LIVING ROOM

Double glazed window to front aspect, brick fireplace, carpet flooring, two radiators.

FIRST FLOOR LANDING

Double glazed window to front aspect, radiator, carpet.

BEDROOM ONE

Double glazed window to rear aspect, two double built-in wardrobes, airing cupboard with shelving units, radiator, carpet

ENSUITE

Double glazed window to front aspect with obscured glass, fitted with a three piece suite comprising double shower cubicle with mains connected rainfall shower head, vanity unit with wash hand basin and WC, vinyl flooring, extractor fan, heated towel rail.

BEDROOM FOUR

Double glazed window to rear aspect, built in double wardrobe with sliding doors, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, double built in wardrobe with sliding door, radiator, carpet.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

BATHROOM

Double glazed window to front aspect with obscured glass. Fitted with a three piece suite comprising bath with mains connected shower and rainfall shower head, pedestal wash hand basin, WC, heated towel rail, tiled floor, extractor fan.

EXTERNAL

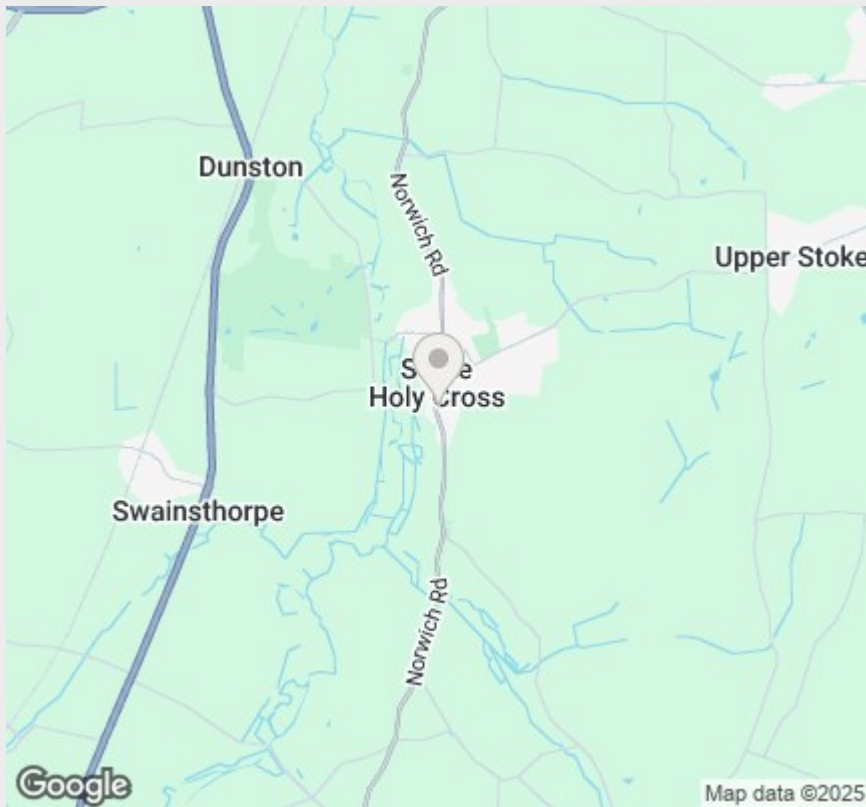
To the front the property is approached via a shingle driveway allowing parking for multiple vehicles with access to the double garage, which has up and over doors, power and electric. The rear garden is mostly laid to lawn with a range of mature shrubs and trees, a decked BBQ area with steps up to a paved seating area. As you go further down the garden there is a paved seating area with a wisteria covered pergola.

AGENTS NOTES

This property is Freehold.

Council tax band: E (South Norfolk)

Mains drainage, electricity and water connected.



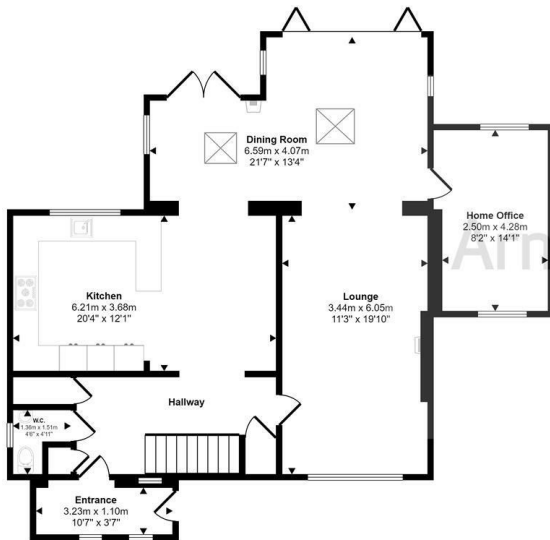
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

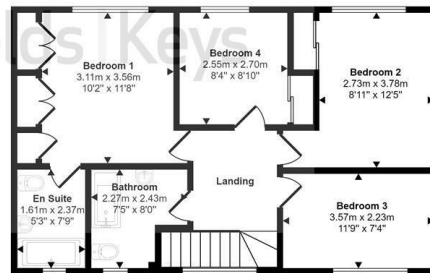
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

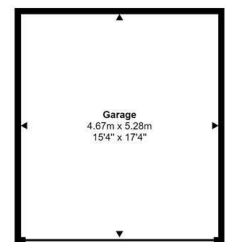
Approx Gross Internal Area
186 sq m / 2002 sq ft



Ground Floor
Approx 101 sq m / 1086 sq ft



First Floor
Approx 60 sq m / 650 sq ft



Garage
Approx 25 sq m / 265 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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