



THE STORY OF

1 Waveney Close

Stoke Holy Cross, Norfolk

SOWERBYS



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1 Waveney Close

Stoke Holy Cross, Norfolk
NR14 8HU

Superb Detached Family Home

Exceptional Bespoke Kitchen Dining Family Hub

Substantial Extension Enhancing Modern Living

Hidden Pantry and Bar Cabinetry

Beautifully Presented Throughout

Four Double Bedrooms and Two En-Suites

Principal Suite with Dressing Area and En-Suite

Excellent Views Over Woodland and Greenspace

Detached Double Garage and Driveway

Landscaped Gardens with Multiple Sun Terraces

SOWERBYS NORWICH OFFICE

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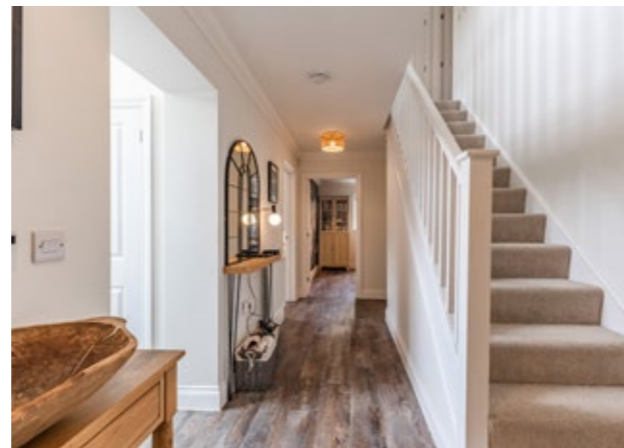
norwich@sowerbys.com



Set within one of Stoke Holy Cross' most desirable pockets, this fine family home immediately conveys a sense of care, quality and functionality. Beautifully presented throughout and much loved by the current owners, this is a property that has been enhanced in all the right places, creating a home perfectly suited to modern family life whilst retaining a warm and welcoming feel.



The true heart of the home is undoubtedly the exceptional kitchen and dining space – a substantial extension that has transformed the way the property lives and breathes. Bathed in natural light and designed with entertaining and everyday family life in mind, this is a space where a family can naturally gather. The bespoke kitchen has been meticulously considered, blending elegant design with practical functionality and offering details that elevate it beyond the ordinary. Hidden away are a superb concealed pantry cupboard and an unexpected bar area – features sure to be the envy of visiting friends and family and those delightful touches that make a home feel genuinely special.



Beyond the kitchen, the accommodation is both generous and versatile, offering a selection of reception spaces to suit changing family needs, from cosy evenings in the sitting room to quieter corners for work or study. Upstairs, four well proportioned bedrooms are arranged around a spacious landing. The principal suite features a dressing area and en-suite, while a guest double also benefits from its own en-suite. Two further bedrooms are served by the family bathroom.



Outside, the property enjoys lovely views over green space and woodland beyond, creating a rare sense of openness and connection to nature. The generous plot includes a large driveway, detached double garage, front lawn and stocked borders. The rear garden offers an ideal balance of space and low maintenance, with multiple sun terraces, a well kept lawn and flower beds.





Beautifully arranged
upstairs accommodation
offers spacious
bedrooms alongside
ideal work from home
flexibility.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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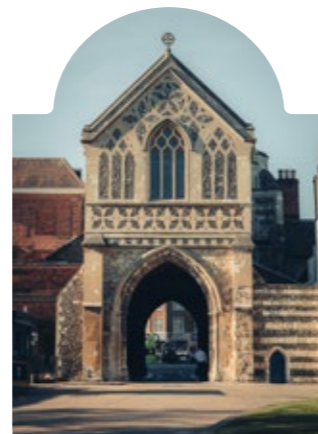
Stoke Holy Cross

A VIBRANT COMMUNITY
TO CALL HOME

Stoke Holy Cross is an extremely popular village located approximately five miles to the south of the Cathedral City of Norwich. The village has several amenities that includes two restaurants, those being The Wildebeest and Stoke Mill, an active village hall, primary school, post office and fish and chip shop. There is a regular bus service to Norwich and easy access to the A47 and A140.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.



Note from Sowerbys



“Enjoy lovely views across green space and woodland beyond”



SERVICES CONNECTED

Connected to mains electricity, gas and drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:-0561-3846-7289-9401-0365

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// ///polished.champions.younger

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SOWERBYS

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