



THE STORY OF

4 Yare Way

Stoke Holy Cross, Norfolk

SOWERBYS



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4 Yare Way

Stoke Holy Cross, Norfolk
NR14 8GW

Detached Modern Home

Two Reception Rooms

Open-Plan Kitchen/Breakfast/Dining Room

Utility Room and Cloakroom

Five First Floor Bedrooms

Two En-Suites

Modern Family Bathroom

Drive and Double Garage

Well Landscaped South-Facing Garden

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Situated within an exceptional development in the popular village of Stoke Holy Cross, this superb modern home combines stylish design with beautifully proportioned living spaces, creating an ideal setting for modern family life.

Whether you're working from home or simply seeking a quiet retreat, the well-appointed study provides the perfect space to focus. The elegant sitting room offers a warm and inviting atmosphere, centred around a feature fireplace with a wood-burning stove – the perfect place to unwind during the cooler months. In the summer, doors open directly onto the beautifully landscaped south-facing garden, seamlessly connecting indoor and outdoor living.

At the heart of the home is an impressive open-plan kitchen, breakfast and dining space, designed with both everyday living and entertaining in mind. Generous storage and extensive work surfaces make it a pleasure to cook, while the spacious layout easily accommodates a large dining table and comfortable seating area, creating a sociable hub where family and friends can gather, relax and enjoy time together. A well-appointed utility room and separate cloakroom complete the ground floor.

Upstairs, the first floor offers five superb bedrooms, all of excellent proportions. Two bedrooms benefit from contemporary en suite shower rooms, while a beautifully finished modern family bathroom serves the remaining accommodation.

Outside, the property continues to impress. A generous driveway provides excellent off-road parking and leads to the double garage. The south-facing rear garden has been thoughtfully landscaped to create an attractive and private outdoor haven, with specimen trees, established planting and a superb terrace providing the perfect backdrop for al fresco dining,



A perfect balance of
elegant living and
practical family space.





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 a well-regarded village situated approximately five miles south of Norwich, offering a blend of countryside surroundings and convenient access to the city. The village has a strong community feel and benefits from a range of amenities including a primary school, village hall, post office, takeaway and regular bus services, alongside easy access to the A47 and A140.

The village is particularly well known for its dining destinations, including Michelin Guide featured, The Wildebeest and Stoke Mill, both popular across the region for their food and riverside settings. The surrounding countryside and nearby River Tas provide pleasant walking routes and open green spaces to enjoy throughout the year.

Nearby Norwich combines historic character with modern city living and is recognised as one of the UK's most complete medieval cities. Landmarks including Norwich Cathedral, Norwich Castle and the city's cobbled lanes sit alongside a thriving retail, dining and cultural scene.

Shopping options range from major retailers at Chantry Place to independent boutiques, cafés and restaurants within the Norwich Lanes, an area widely recognised for its independent business community. The city also hosts a busy calendar of cultural events, including the annual Norfolk & Norwich Festival, attracting performances and exhibitions from across the UK and beyond.

Norwich further benefits from excellent educational facilities, direct rail services to London Liverpool Street and an international airport, while the North Norfolk coast and Broads National Park remain within easy driving distance. Stoke Holy Cross offers the advantage of village living with straightforward access to local cities.



Note from the Vendor



“The sunshine in the south-facing garden and the peaceful neighbourhood have made it a wonderful place to live.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref - 0361-3806-7712-9528-5141

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: ///political.shielding.pipes

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SOWERBYS

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