



THE STORY OF

5 Wensum Road

Stoke Holy Cross, Norfolk

SOWERBYS



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Stoke Holy Cross, Norfolk
NR14 8GR

Immaculately Presented Family Home

Five Well-Proportioned Bedrooms

Two Bedrooms with En-Suites

Stylish Kitchen and Family Room

Generous Separate Utility Room

Highly Versatile Layout

Beautifully Landscaped Secluded
Garden and Mature Trees

Additional Land Purchased to Rear

Large Driveway and Substantial Double Garage

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Set within the sought-after village of Stoke Holy Cross, this beautifully presented family home has been thoughtfully updated by the current owners to create a stylish and exceptionally well-considered modern residence. Immaculate interiors combine with generous outdoor space, creating a home perfectly suited to modern family life.

A welcoming entrance leads into a selection of versatile reception spaces, including a comfortable principal living room and a useful study, ideal for home working or as an additional reception room. At the heart of the home, the kitchen and family room provides a sociable hub for everyday life and entertaining, complemented by a generous utility room.

Upstairs, five well-proportioned bedrooms include an impressive principal bedroom with en-suite and built-in storage, alongside a second en-suite bedroom, three further bedrooms and a family bathroom. The accommodation has been finished with a stylish yet practical approach, creating a home that is ready to move straight into.

Outside, additional land purchased by the owners has significantly enhanced the rear garden, creating an unusually generous space for a property of this type. Multiple sun terraces provide excellent areas for outdoor dining and entertaining, while a manicured lawn leads towards a charming wooded section with mature trees, offering privacy and a wonderful sense of established maturity. The garden is not overlooked, with open fields beyond providing a peaceful and far-reaching backdrop. An AstroTurf area at the far end currently provides an ideal space for younger members of the family to play and burn off some energy

To the front, additional parking provides space for at least three vehicles, complemented by a substantial double garage currently being used as a gym and storage area.



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 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 therefore offers the advantage of village living with straightforward access to one of the region's most vibrant and historic cities.



Note from the Vendor



“A gorgeous, peaceful family home with a generous, private garden. We’ve especially loved watching the birds and enjoying the sense of calm.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:-8828-7334-5410-4702-9992

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: ///defenders.pushover.beamed

AGENTS NOTE

£200 annual service charge for the maintenance of the development’s communal meadow and play area.

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SOWERBYS

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