

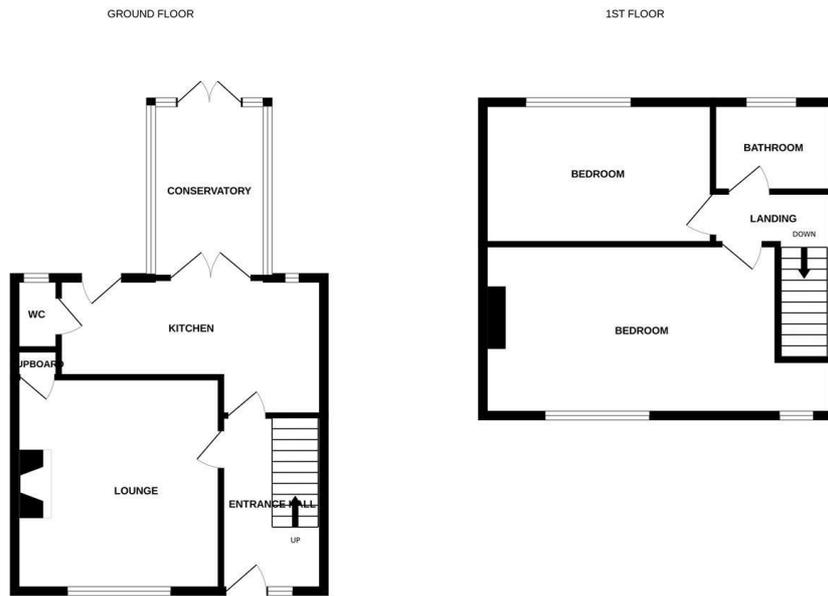


13 Pettingales | | Stoke Holy Cross | NR14 8LZ

Guide Price £260,000

****GUIDE PRICE £260,000 - £270,000 OVER PASSAGE TERRACE WITH LARGE FRONT AND REAR GARDENS**** Gilson Bailey are delighted to offer this well-presented and deceptively spacious two-bedroom over-passage mid-terrace home, occupying a generous plot in the highly sought-after village of Stoke Holy Cross. Accommodation comprising an entrance hall, comfortable lounge, fitted kitchen, bright conservatory and convenient ground floor WC. Upstairs, there are two impressively sized double bedrooms and a family bathroom off landing. Outside, the property truly stands out with a substantial front driveway providing ample off-road parking, while to the rear there is a large, mature garden offering excellent privacy and plenty of space to relax or entertain. Benefiting from double glazing, gas central heating and excellent condition throughout, this fantastic home would make an ideal first-time purchase – early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplans 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. 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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Location

Stoke Holy Cross is situated south of Norwich with local amenities including schooling, convenience store and popular pubs and restaurants. There is great access to the A47 southern bypass, A11, University of East Anglia, Norfolk and Norwich University Hospital and Norwich city centre itself.

Accommodation Comprises:

Front door to:

Entrance Hall

Staircase to first floor, doors to lounge and kitchen, radiator.

Lounge 13'3" x 12'7"

Double glazed window, radiator, cupboard.

Kitchen 16'4" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and washing machine, double glazed window, door to rear.

WC 4'4" x 2'7"

Low level WC, hand wash basin, frosted double glazed window.

Conservatory 11'3" x 7'3"

Double glazed construction with patio doors to garden.

First Floor Landing

Loft hatch, doors to bedrooms one and two.

Bedroom One 21'1" x 10'8"

Two double glazed windows, radiator.

Bedroom Two 14'2" x 8'11"

Double glazed window, radiator.

Bathroom 6'5" x 5'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Large driveway providing ample off road parking.

Outside Rear

Paved and lawned garden, mature plants and shrubs, pond, enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

Local Authority

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Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.