



Bancroft Close, Stoke Holy Cross - NR14 8LT



Bancroft Close

Stoke Holy Cross, Norwich

NO CHAIN. This IMMACULATE DETACHED FAMILY HOME offers an impressive 1336 SQ. FT (STMS) of versatile accommodation, perfectly suited for growing families or those seeking space to entertain. Enjoy FAR REACHING VIEWS from multiple aspects, with well maintained gardens enhancing the sense of tranquillity. Step inside to a welcoming entrance hall, leading to a spacious 17' SITTING ROOM that flows seamlessly into an adjacent CONSERVATORY - ideal for relaxing or hosting guests. The FULLY FITTED KITCHEN is complemented by a SEPARATE DINING ROOM, presenting OPEN PLAN POTENTIAL (stp) for modern living. Practicality is ensured with a GROUND FLOOR SHOWER ROOM and a dedicated UTILITY ROOM. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM provide ample private space, making this home both comfortable and flexible for family life or working from home. The property's thoughtful layout and pristine presentation create a move-in ready environment, with scope for future personalisation. An OASIS awaits in the beautifully landscaped rear garden,



enclosed by TIMBER PANEL FENCING and mature hedging for privacy. A generous LAWNED EXPANSE is perfect for children to play or for summer gatherings, while FAR REACHING VIEWS across the village offer a picturesque backdrop. GATED ACCESS leads to the front driveway, ensuring convenience and security. The GARAGE, accessed via an ELECTRIC ROLLER DOOR, leads to the adjoining CARPORT.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Immaculate Detached Family Home with Potential
- Well Maintained Gardens & Far Reaching Views
- Approx. 1336 Sq. ft (stms) of Accommodation
- 17' Sitting Room & Adjacent Conservatory
- Fully Fitted Kitchen & Separate Dining Room with Open Plan Potential
- Ground Floor Shower Room & Utility Room
- Four Bedrooms & Family Bathroom

Stoke Holy Cross is a sought after village situated to the south of Norwich providing easy access to the A47 and A11.



The village offers primary school, village hall, playing field and restaurant/public house, with a more comprehensive range of amenities close by in the larger villages of Poringland and Framingham Earl. The property is located centrally within the village.

SETTING THE SCENE

Tucked away towards the end of a cul-de-sac and approached via a lawned frontage. Screened behind high level hedging, a tarmac driveway opens up, providing off road parking for several vehicles, with access to the main property and integral garage.

THE GRAND TOUR

Stepping inside, the hall entrance is flooded with natural light via a large front facing window, with fitted carpet underfoot. Stairs rise to the first floor landing, whilst a ground floor shower room sits to one side, with a three piece suite including a walk-in shower cubicle and thermostatically controlled shower with tiled walls and flooring. The adjacent kitchen offers a U-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, with tiled splash-backs and wood effect flooring underfoot. Space is provided for a fridge freezer and dishwasher, along with a built-in storage cupboard, rear facing window for garden views and a door to the side lobby/utility room. With a door leading to the garden and further door to the carport, a range of built-in storage can be found, with space provided for a washing machine. Sitting next to the kitchen, the formal dining room can be found with garden views to the rear and fitted carpet underfoot creating the option for open plan living if required. Completing the ground floor, the sitting room enjoys a full height front facing window overlooking the garden, with a feature fireplace, fitted carpet and sliding patio doors taking you to the adjacent conservatory.

Extending the living space, the conservatory enjoys garden views with a door to the patio and tiled flooring underfoot.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard, with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The family bathroom completes the property with a three piece suite including a panelled bath, tiled walls and side facing window.

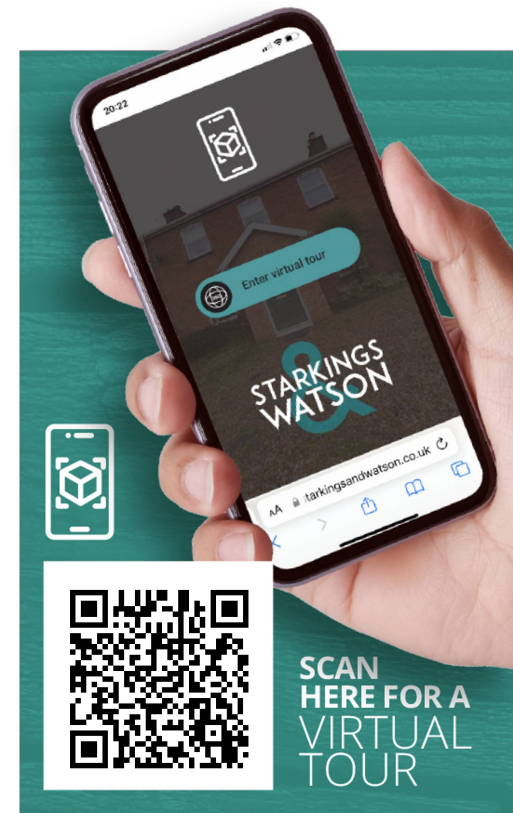
FIND US

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What3Words : ///buzzer.ambushes.funky

VIRTUAL TOUR

View our virtual tour for a full 360 degree tour of the interior of the property.



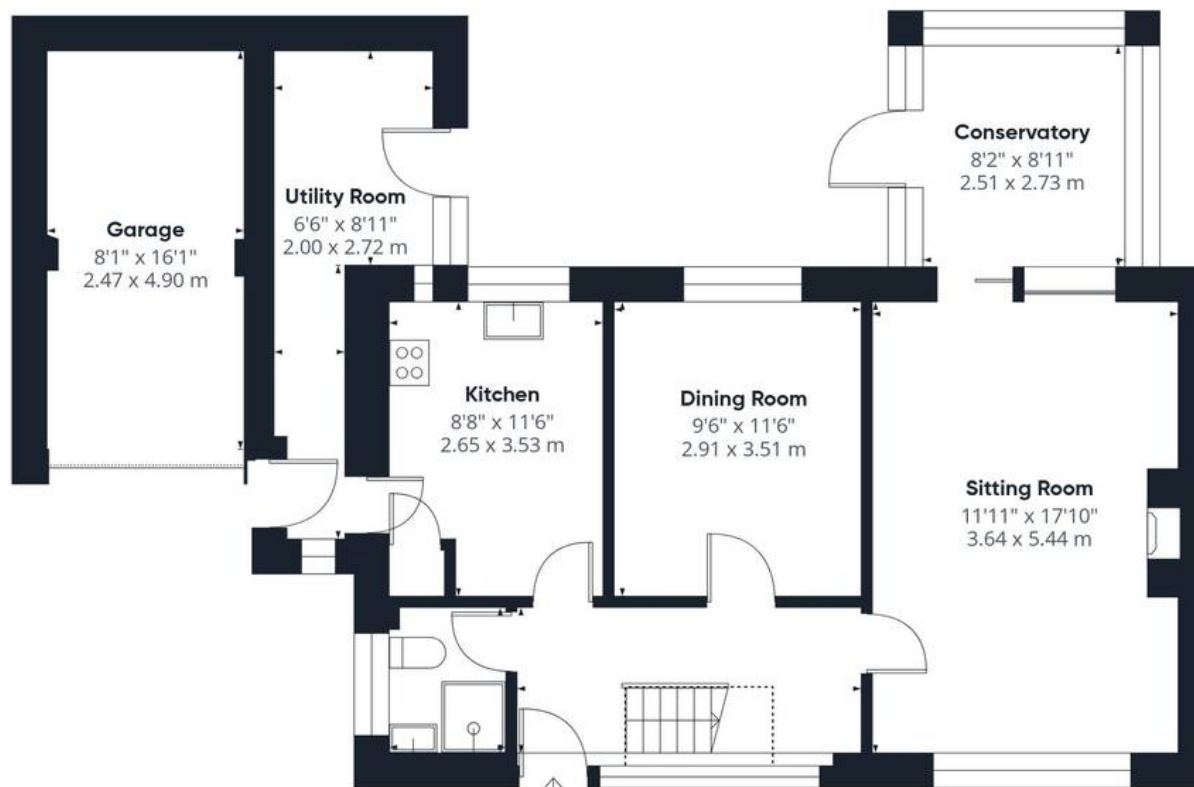




THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and a range of mature hedging, whilst offering a generous sized lawned expanse and far reaching views across the village beyond. An Indian sandstone style patio has been created across the rear of the property providing the ideal space for outside dining, with a timber built storage shed and greenhouse to the far corner. A range of planting creates a central feature bed which screens a further lawned garden to the rear, whilst gated access leads to the front driveway. The garage is accessed via an electric roller door to front where the carport can be found, complete with power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1336 ft²

124.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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