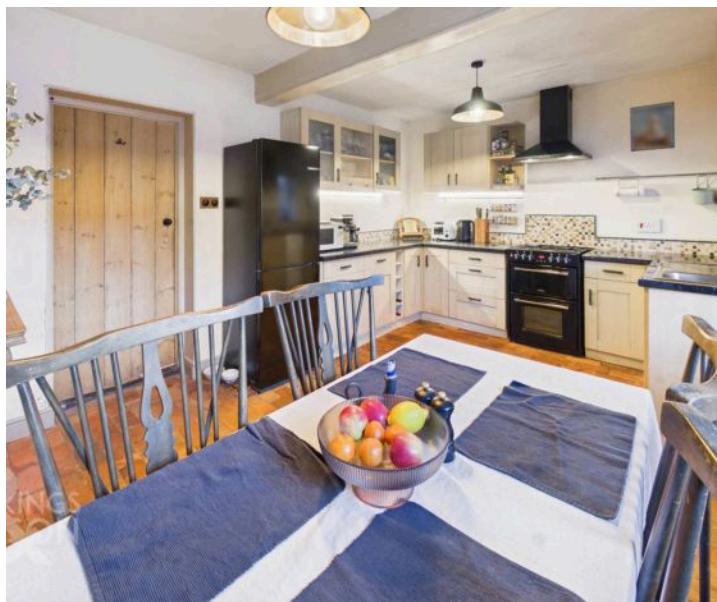




Mill Close, Stoke Holy Cross - NR14 8PD

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HYBRID ESTATE AGENTS



Mill Close

Stoke Holy Cross, Norwich

This CHARMING two-bedroom MID-TERRACE CHARACTER COTTAGE offers approximately 805 sq. ft (stms) of thoughtfully arranged accommodation that blends PERIOD FEATURES with modern comforts. Stepping inside, you are greeted by a 15' SITTING ROOM with original PAMMENT TILED FLOORING, perfect for relaxing or entertaining guests. The heart of the home is the stylish 15' KITCHEN/BREAKFAST ROOM, which features contemporary fittings and attractive BRICK TILED FLOORING, providing a practical and inviting space for daily living, and a utility/porch beyond. Upstairs, TWO generously sized DOUBLE BEDROOMS offer ample space for rest and storage, while the FAMILY BATHROOM is well-appointed and includes a SHOWER over the bath. Additional benefits include CAR PORT PARKING to the front of the property, ensuring convenient off-road parking, and a useful brick-built OUTBUILDING (ideal for storage or hobbies). The property is enhanced by a COTTAGE-STYLE open garden to the front, adding to its welcoming kerb appeal.

To the rear, a brick-weave COURTYARD provides a sheltered spot for morning coffee or alfresco dining, with a pathway leading past the substantial brick outbuilding to the main garden area. Beyond the outbuilding, you will find a LAWNED SECTION complete with a timber shed and raised planting beds, all set against an attractive brick wall for added character. Steps ascend to a private RAISED GARDEN, which has been thoughtfully landscaped to include a further lawned area and a timber-decked seating space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid-Terrace Character Cottage
- Approx. 805 Sq. ft (stms) of Accommodation
- 15' Sitting Room with Pamment Tiled Flooring
- 15' Modern Kitchen/Breakfast Room with Brick Tiled Flooring
- Two Double Bedrooms & Family Bathroom
- CarPort Parking to Front
- Brick Built Outbuilding
- Cottage Style Open Gardens, Courtyard & Private Raised Garden

Providing fantastic access to Norwich, Stoke Holy Cross is a sought after village which sits south of the City. Good access to the A47 and A11 can also be found, making this a perfect location for those



needing to commute or to travel around Norfolk easily. The village has a primary school, playing field, village hall and two restaurants/public house and a regular bus service. A further range of everyday amenities can be found in the nearby larger villages of Poringland and Framingham Earl.

SETTING THE SCENE

The property is approached via a communal parking area with access leading to the private carport for off road parking, along with access to the main front garden which creates a cottage style appearance with mature hedging, central lawn and paved entrance to the front open porch with tile flooring.

THE GRAND TOUR

Stepping inside, pamment tiled flooring can be found underfoot with a feature fireplace creating a focal point to the room, with a range of built-in storage. This light and bright room offers a characterful full entrance with a door concealing the stairs to the first floor landing, and solid timber doors leading to a storage area under the stairs and the kitchen beyond. The kitchen offers a u-shaped arrangement of wall and base level units, with brick tiled flooring underfoot. Space is provided for a gas cooker, with tiled splash-backs and extractor fan above. Ample room creates space for a dining table, space for a fridge freezer and dishwasher, with a feature fireplace, door taking you to a rear utility lobby providing space for further white goods including a washing machine and tumble dryer. This useful storage space offers a stable door to the gardens.

Heading upstairs, the landing is finished with recessed spotlighting and a built-in airing cupboard with doors taking you to the two double bedrooms and family bathroom. The main bedroom sits to the front enjoying a light and bright feel, with fitted carpet underfoot and front facing window along with a range of built-in storage cupboards and wardrobes.

The second bedroom sits the rear with garden views, fitted carpet underfoot and built-in wardrobe. The family bathroom offers a white three piece suite with a panelled bath including a mixer shower tap, tiled splash-backs, storage recess and tiled effect flooring.

FIND US

Postcode : NR14 8PD

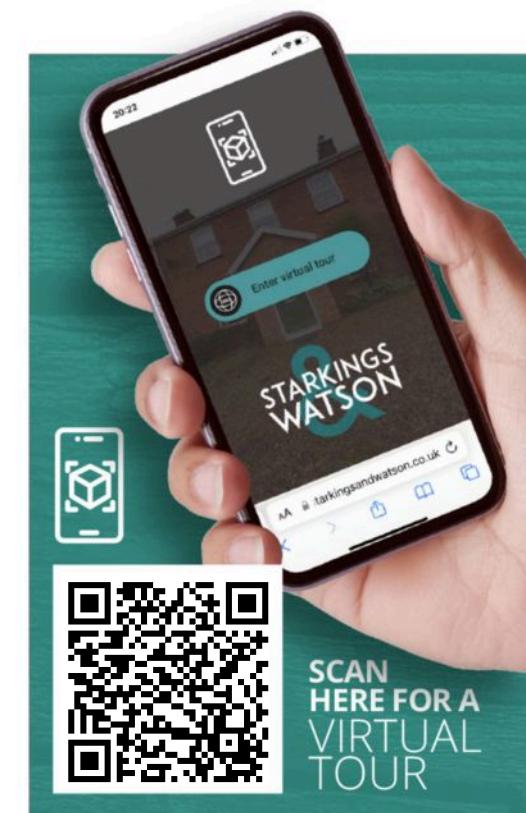
What3Words : ///tape.bandaged.inform

VIRTUAL TOUR

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

AGENTS NOTES

The property is situated in a conservation area. The main parking area is allocated and a shared access. The gardens are bisected to the rear. The gas fired central heating boiler was replaced in 2023.







THE GREAT OUTDOORS

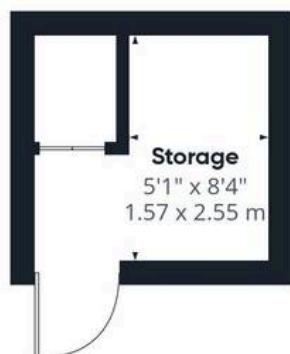
The property enjoys a relaxing countryside setting and offers plentiful outside space, including a useful outbuilding and shed for storage. From the rear, a brick-weave courtyard can be found, with pathway leading to the main garden at the rear of the outbuilding. A lawned area with a timber shed and raised planting sits beyond, with an attractive brick wall creating a characterful backdrop. Steps lead up to a raised garden which has been cultivated to include a lawned garden with a timber decked seating area. Brick walling encloses the space for privacy, with sleeper beds and gabion seating.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

876 ft²
81.6 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.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.