

propertyladder



Webster Close, Stoke Holy Cross, NR14

An Extremely Versatile Four/Five Bedroom Detached Home!

GUIDE PRICE £625,000 to £650,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CONTEMPORARY SPACE WRAPPED IN PRIVACY!

Primarily accessed via the side of the house, the welcoming entrance hall provides access to a ground floor WC and convenient utility cupboards with excellent coat and shoe storage. Continuing through, the ground floor offers a highly versatile room, ideal as either a fifth bedroom or home office space. The home then opens beautifully into a modern and contemporary kitchen, complete with a large breakfast bar, which flows seamlessly into the formal dining area, creating the perfect space for entertaining and everyday family life. Positioned to the opposite end of the ground floor, the property boasts exceptionally spacious living accommodation with a substantial living room that openly connects to a bright and spacious oval shaped sun room, flooded with natural light and overlooking the garden. Upstairs, the property continues to impress with four genuine double bedrooms, a rare find in modern homes, all offering excellent proportions. The first floor is completed by a stylish modern bath/shower room with sensor lighting, alongside an additional contemporary shower room serving the remaining bedrooms.



“enjoys wraparound gardens which offer an excellent degree of privacy”



Overview

- Detached Home On Generous Corner Plot
- Versatile Accommodation With Opportunity For Annexe
- Three Spacious Reception Rooms
- Open Plan Kitchen/Dining Accommodation
- Private Garden With Outdoor Kitchen/Bar
- Driveway & Garage
- Ground Floor WC & Utility Cupboards With Coat/Shoe Storage





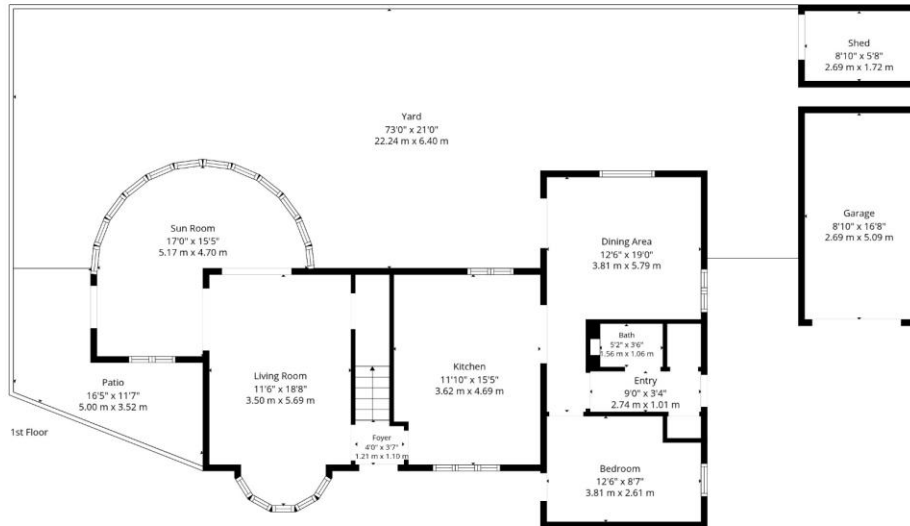
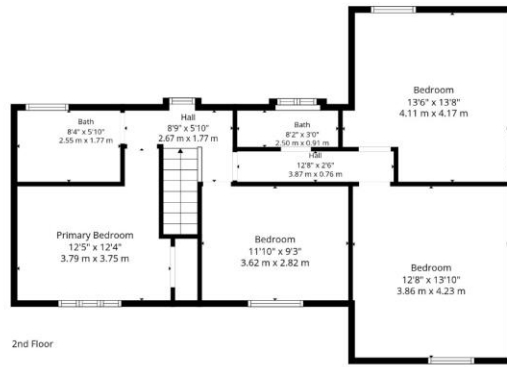
Location

Stoke Holy Cross is a highly sought after South Norfolk village, perfectly positioned approximately four miles south of Norwich, offering an ideal balance of countryside living with excellent access to the city. The village is well regarded for its strong sense of community, scenic surroundings and excellent local amenities, including the highly regarded Stoke Holy Cross Primary School and Stoke Holy Cross Pre-School. Renowned local dining establishments include the award-winning The Wildebeest and the beautiful waterside setting of Stoke Mill Restaurant, both highly regarded throughout Norfolk. Nearby amenities can also be found in Poringland and Norwich, with excellent shopping, leisure and schooling options readily accessible, including a school bus service to the catchment Framingham Earl high school.



Outside

Outside, the property continues to impress, benefitting from a private driveway positioned to the side of the house, leading to a garage complete with both power and lighting. Occupying a generous corner position, the home enjoys wraparound gardens which offer an excellent degree of privacy, enhanced by a variety of mature trees, including fruit trees and established planting. The gardens are predominantly laid to well-maintained lawn, complemented by colourful flower beds, patio seating areas and decking. An area of artificial lawn surrounds the built in trampoline, providing a practical and low maintenance addition. A particular highlight of the garden is the tucked away outdoor kitchen and bar area, perfectly positioned for summer entertaining and outdoor dining. Further benefits include an outdoor shed and external power sockets.



Total: 1564 sq. Ft, 146 m²
 1st Floor: 966 sq. Ft, 90 M², 2nd Floor: 598 sq. Ft, 56 m²
 Excluded Areas: Garage: 147 sq. Ft, 14 M², Shed: 50 sq. Ft, 5 M², Patio: 130 sq. Ft, 12 M²,
 Low Ceiling: 174 sq. Ft, 16 M², Bay Window: 2 sq. Ft, 0 M², Walls: 194 sq. Ft, 16 m²

Measurements Deemed Highly Reliable, But Not Guaranteed



FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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