

abbotFox



Five Acres, Stoke Holy Cross, Norwich
Offers In Excess Of £450,000

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this generously proportioned detached family home, which occupies a prime position overlooking a green, and has been well maintained and thoughtfully improved by the current owners.

Accommodation

Neatly arranged over two floors and offering a light and spacious feel throughout, this home offers an inviting porch entrance, leading to a generous hallway with cloak WC. A spacious sitting room, opens onto a formal dining room which leads to a generous conservatory. The kitchen is well appointed and offers access to an additional reception room, and utility which have been created from a garage conversion. The first floor offers four comfortable bedrooms, an en-suite to the principal bedroom and a family bathroom. Externally the property benefits from off-road parking to the front, and a private enclosed rear garden.

Location

Stoke Holy Cross is a popular village with an array of amenities including well regarded primary school, parks, shops and eateries. Norwich is easily accessible by vehicle, with excellent road links to the A47, A146 & A140 nearby. The property itself occupies a prime position within the development and overlooks a nearby green.

Buyers

Ideal as a family home, the generous living accommodation affords a high degree of flexibility in its layout. The four bedrooms are well balanced and the position is ideal for those with young children.

Our Agents View

"Properties in Stoke Holy Cross are always popular with excellent transport links into the City, this location offers a peaceful village setting whilst maintaining easy access into Norwich. The house itself offers a ready-made and excellently maintained opportunity for any family looking to upsize."



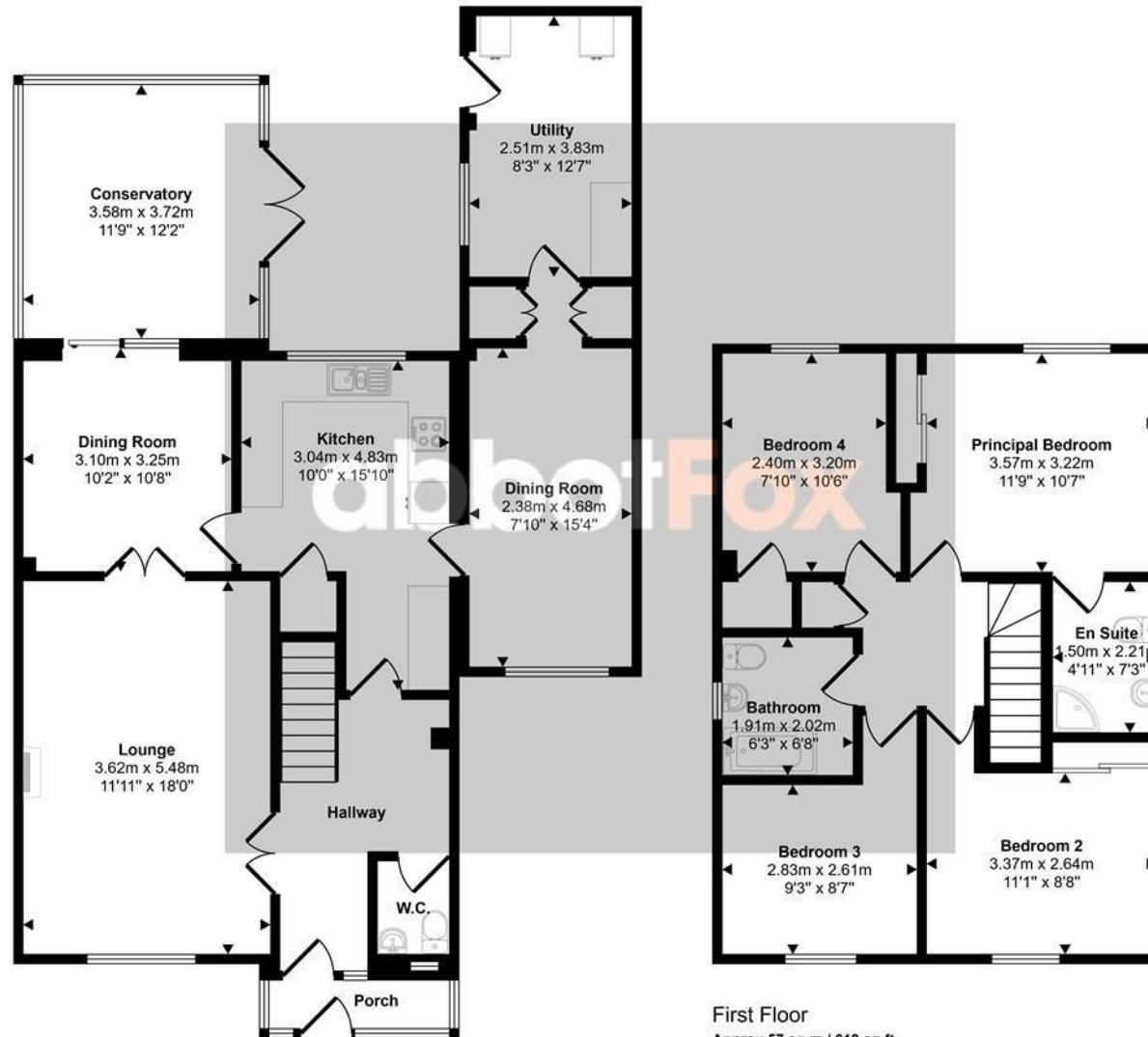




THE HIGHLIGHTS____

- Detached family home
- Four bedrooms
- Generous living accommodation
- Enclosed, private gardens
- Overlooking the green
- Popular village location
- Easy access to local amenities
- Excellent transport links
- Ideal family home
- Viewing advised

Approx Gross Internal Area
155 sq m / 1664 sq ft



First Floor
Approx 57 sq m / 618 sq ft

Ground Floor
Approx 97 sq m / 1046 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox