



## 38 Poringland Road, Stoke Holy Cross

£375,000 Freehold



websters.

Introducing this light and generously extended detached family home situated in the highly sought-after village location of Stoke Holy Cross, offering a desirable blend of style and space. Boasting three double bedrooms within, this residence is thoughtfully set on 0.3 acre (STMS) of land, providing a tranquil retreat. The property features ample off-street parking and a convenient carport, ensuring practicality for residents. With two bathrooms included along with a lounge and sun room, the home exudes convenience and comfort for every-day living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Light And Generously Extended Detached Family Home
- Highly Sought After Village Location
- Three Double Bedrooms
- Set On 0.3 Acre (STMS)
- Ample Off Street Parking And Carport
- Two Bathrooms
- Large And Landscaped Rear Garden
- Kitchen And Utility Area



### **Porch**

UPVC double glazed front door, uPVC double glazed windows to the front and side aspects and floor laid to carpet.

### **Entrance Hall**

Carpeted stairs to the first floor, doors to lounge, kitchen, bedroom three and shower room, under stairs storage cupboard, floor laid to carpet, telephone point, thermostat heating control for central heating and a radiator.

### **Lounge**

23' 4" x 10' 5" (7.12m x 3.17m)

UPVC double glazed window to the front aspect, floor laid to carpet, two radiators, coving fireplace recess with tiled hearth, TV points and glazed double doors to the sun room.

### **Sun / Garden Room**

13' 1" x 9' 9" (3.99m x 2.97m)

Four uPVC double glazed windows to the side aspects, floor laid to carpet, radiator, TV point and uPVC double glazed double French doors to the rear garden with side windows.

### **Bedroom 3**

10' 10" x 8' 8" (3.30m x 2.65m)

Double bedroom with a uPVC double glazed window to the front aspect, floor laid to carpet, coving and a radiator.

### **Shower Room**

5' 11" x 6' 8" (1.80m x 2.03m)

Shower cubicle with thermostatically controlled shower with sliding door and tiled backing, low set WC, pedestal hand wash basin, tiled walls and flooring, obscure double glazed window to the rear aspect, radiator, coving and an extractor fan.

### **Kitchen**

11' 11" x 8' 8" (3.63m x 2.65m)

Comprising a range of wall and base units with laminate work tops, integrated electric oven and grill with integrated gas hob and extractor fan over, integrated fridge, tiled flooring, inset one and a half bowl composite sink with mixer tap and drainer, tiled splash back, radiator, uPVC double glazed window to the rear aspect, coving and obscure uPVC double glazed door to the utility area.

### **Utility Area**

7' 9" x 10' 5" (2.36m x 3.17m)

Space and plumbing for washing machine and dish washer, laminate work tops, space for fridge - freezer, door to garage (currently used as a workshop), tiled flooring, uPVC double glazed door to the rear garden and uPVC double glazed windows to the rear and side aspects.

### **Workshop**

11' 10" x 8' 9" (3.61m x 2.67m)

UPVC double glazed window to the rear aspect, floor laid to carpet, wall mounted gas boiler and gas meter.

### **Stairs / Landing**

Doors to bedrooms 1 and 2 and bathroom, floor laid to carpet, loft hatch and a uPVC double glazed window to the rear aspect. Landing could also be used as a potential study area.

### **Bedroom One**

20' 4" x 10' 4" (6.21m x 3.16m)

Large double bedroom with uPVC double glazed windows to the front and rear aspects, floor laid to carpet, two radiators and eaves storage.

### **Bedroom Two**

11' 6" x 11' 6" (3.50m x 3.50m)

Double bedroom with built in airing cupboard housing hot water tank and thermostat controller for hot water, uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

### **Bathroom**

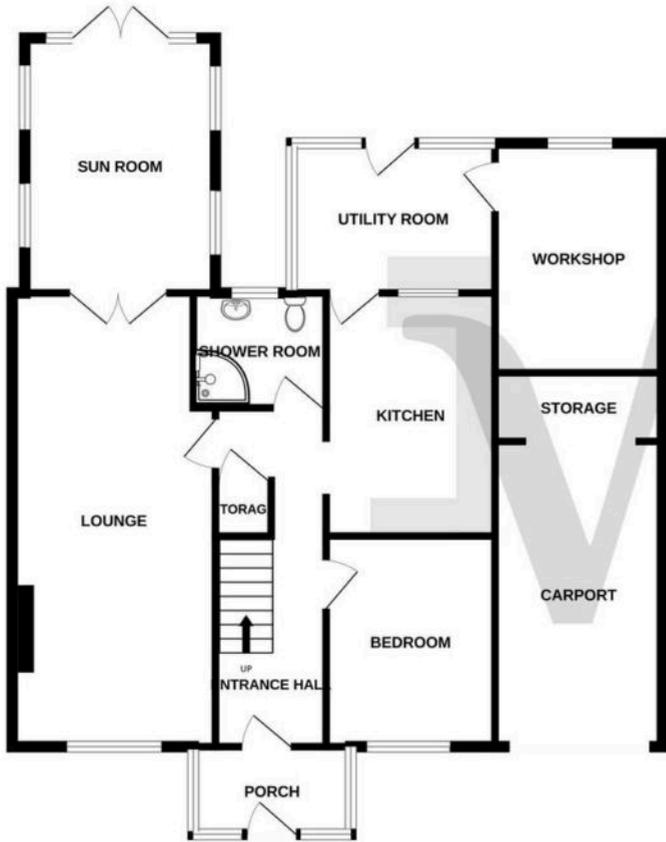
8' 6" x 7' 10" (2.59m x 2.39m)

Panel bath with tiled backing, low set WC, pedestal hand wash basin with tiled splash back, heated towel rail, tiled flooring and an obscure uPVC double glazed window to the rear aspect.

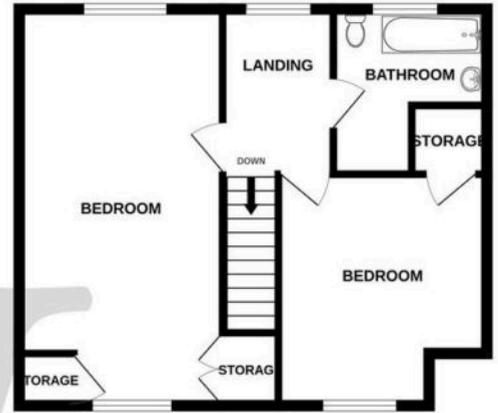
### **Location**

Set in the highly sought after area of Stoke Holy Cross to the south of Norwich. The property is closely situated to a number of amenities (Tesco Extra, One Stop, Post Office and Pharmacy) along with being walking distance to two doctor's surgeries and highly coveted schools. The property is also set on a main bus route in to Norwich and also offers easy access to the A11 and A47.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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