



2 Carol Close  
Stoke Holly Cross  
NR14 8NN

Asking Price £300,000







- Three bedroom
- Detached Bungalow
- Private garden
- Driveway and Garage
- Offered with no chain
- Good size lounge
- Kitchen/diner
- Double glazed windows
- Gas central heating
- Conservatory

### Location

Stoke Holy Cross is a charming and sought-after village located just a few miles south of Norwich, offering a peaceful and semi-rural lifestyle while still being conveniently close to the city. The area is known for its picturesque surroundings, with scenic countryside views and a welcoming community atmosphere. Residents benefit from a variety of local amenities, including a well-regarded primary school, a popular village pub, and easy access to beautiful green spaces. Commuters will appreciate the excellent transport links to Norwich, making it an ideal location for those seeking a tranquil retreat without compromising on convenience. Whether you're looking to enjoy outdoor activities or simply relax in a serene setting, Stoke Holy Cross offers a wonderful blend of rural charm and modern accessibility.







## The Property

This detached three-bedroom bungalow offers excellent potential for improvement and is being sold with no onward chain. The property comprises a spacious lounge, a bright open-plan kitchen/diner, three well-proportioned bedrooms, and a shower room. Additionally, the large conservatory provides a versatile space, ideal for relaxing or entertaining. While the bungalow would benefit from some updating, it offers a fantastic opportunity to create a comfortable home in a sought-after location. Early viewing is recommended to appreciate the full potential on offer.

## Outside

To the front of the property, a brick-weave driveway offers off-street parking and convenient access to the brick-built garage. At the rear, the private, low-maintenance garden is fully enclosed, providing a peaceful outdoor space. Additional features include a timber shed and a summer house, ideal for relaxation or storage.

## Services

## Services

Mains electricity, water and drainage are connected to the property. Gas central heating and mains water

**How to get there – What3words:**  
nudge.vanilla.appeal

## Viewing

Strictly by appointment with TW Gaze.

**Tenure:** Freehold

**Council Tax Band:** D

**EPC:** D

**Ref:** Ref: 2/19744/LK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

### Important Notice

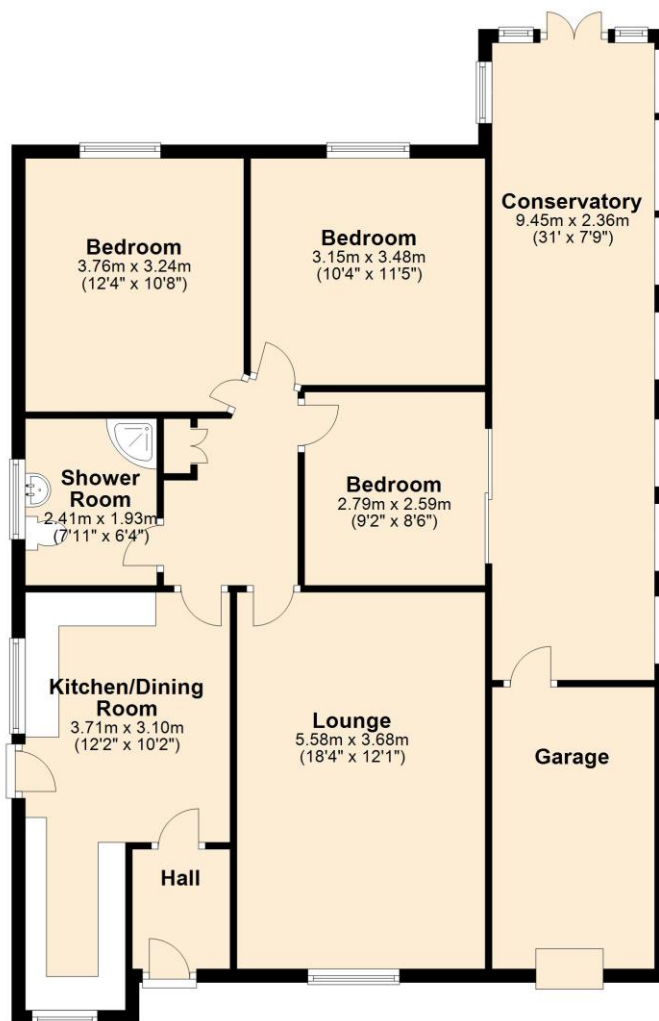
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

### Ground Floor

Approx. 115.4 sq. metres (1242.0 sq. feet)



Total area: approx. 115.4 sq. metres (1242.0 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

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