



16 Gravel Hill, Stoke Holy Cross

Norwich



Minors & Brady

# 16 Gravel Hill

Stoke Holy Cross, Norwich

A beautifully upgraded home overlooking green space, offering style, comfort and a sought-after village setting. Positioned within Stoke Holy Cross, the property combines a peaceful outlook with easy access to Norwich and local amenities. The ground floor centres around a contemporary kitchen/dining space, complemented by a bright and well-proportioned sitting room and a practical entrance porch. Upstairs, three bedrooms include bespoke fitted storage to two rooms, alongside a modern family bathroom. Outside, a landscaped rear garden provides a low-maintenance yet attractive space for relaxing and entertaining. Further benefits include a garage, parking and an appealing position overlooking shared green space, enhancing both outlook and setting.

- Well-presented and upgraded home overlooking attractive green space
- Sought-after village location in Stoke Holy Cross
- Contemporary kitchen/dining room with space for appliances
- Bright and stylish sitting room with excellent natural light
- Three well-proportioned bedrooms
- Two bedrooms featuring bespoke fitted wardrobes
- Modern, fully tiled family bathroom with shower over bath
- Landscaped, low-maintenance rear garden with patio and artificial lawn
- Garage and allocated parking for added convenience
- Quiet residential setting within walking distance of amenities and schooling





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Stoke Holy Cross, Norwich

## The Location

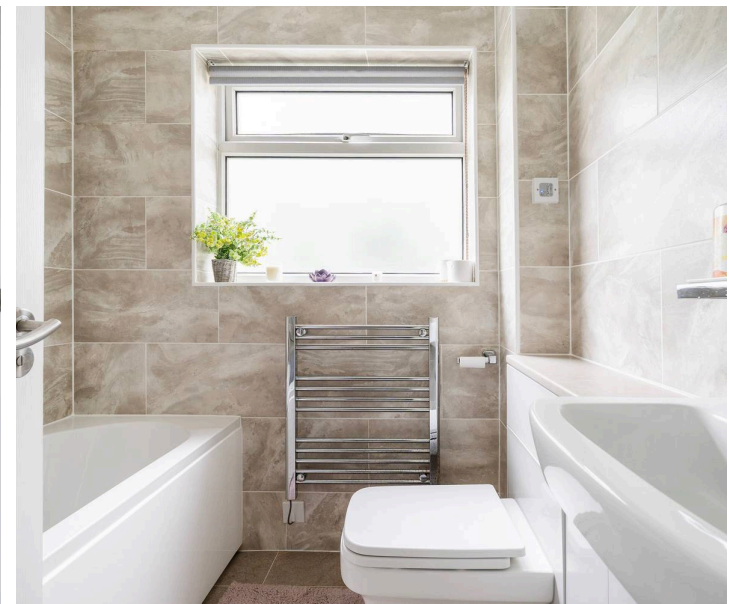
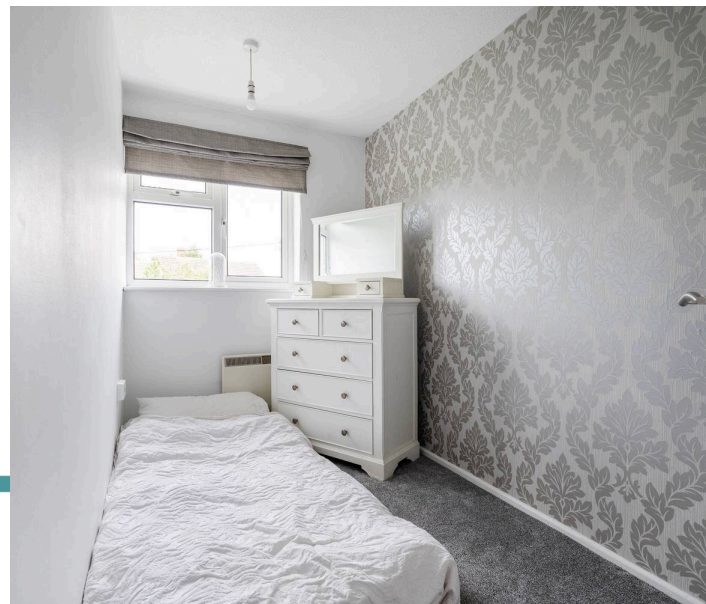
This enviable setting just outside the sought-after village of Stoke Holy Cross, just south of Norwich, offers a peaceful environment that combines the beauty of unspoilt Norfolk countryside with easy access to the city's dynamic amenities. The property lies just moments from the scenic walking trails of High Ash Farm, a network of routes through meadows, woodlands and farmland quite literally on the doorstep, ideal for dog walkers, cyclists and nature lovers alike.

Despite its rural feel, the home is just a 10-minute drive from the centre of Norwich, making commuting and day-to-day convenience remarkably simple.

Stoke Holy Cross itself offers an excellent range of local facilities including a well-regarded primary school, village shop with post office, and two outstanding dining options, the award-winning Wildebeest and the celebrated Stoke Mill restaurant, both drawing visitors from far and wide.

The Cathedral city of Norwich serves as the regional hub, home to a thriving business community, prestigious schools in both the public and private sector, high-end retail including John Lewis, and an exciting arts and cultural scene.

The city is also well-connected, with a mainline station providing direct services to London Liverpool Street, and Norwich Airport just a short drive away offering growing domestic and international flight options. This rare balance of countryside calm and urban accessibility makes the location an ideal base for families, professionals and anyone seeking a lifestyle that combines space, quality and connection.



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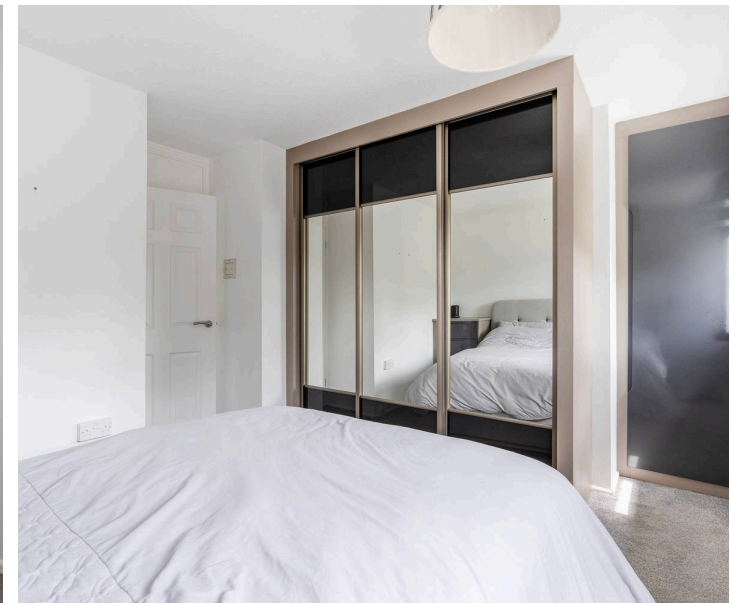
## Gravel Hill, Stoke Holy Cross

Situated within the sought-after village of Stoke Holy Cross, this beautifully presented home occupies an attractive position overlooking open green space, offering a balance of modern living and a peaceful outlook. The property has been thoughtfully improved to a high standard, creating a comfortable and stylish environment suited to a range of buyers, all within easy reach of local amenities and Norwich.

The accommodation begins with a welcoming entrance porch, complete with useful storage, leading into a well-proportioned sitting room. This space is filled with natural light and provides a relaxed yet practical setting for everyday living, with a layout that flows naturally through to the rear of the property.

At the heart of the home is a well-designed kitchen/dining room, finished in a contemporary style with a range of sleek fitted units and space for appliances. There is ample space for dining, making it an ideal setting for both day-to-day use and entertaining. Doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Upstairs, three bedrooms are arranged around a central landing, two of which benefit from bespoke fitted wardrobes, maximising both storage and usability. A modern family bathroom completes the layout, featuring a clean, well-finished design with a shower over the bath.



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Externally, the property continues to impress with a thoughtfully landscaped rear garden. Designed with ease of maintenance in mind, it incorporates a combination of patio seating areas, artificial lawn and planted borders, providing an attractive and usable outdoor space to enjoy throughout the year. To the front, the home overlooks a shared green area, enhancing the sense of openness and setting.

Further benefits include a garage and allocated parking, ensuring practicality alongside the property's strong presentation. Combining position, finish and functionality, this is a well-rounded home in a highly regarded village location.

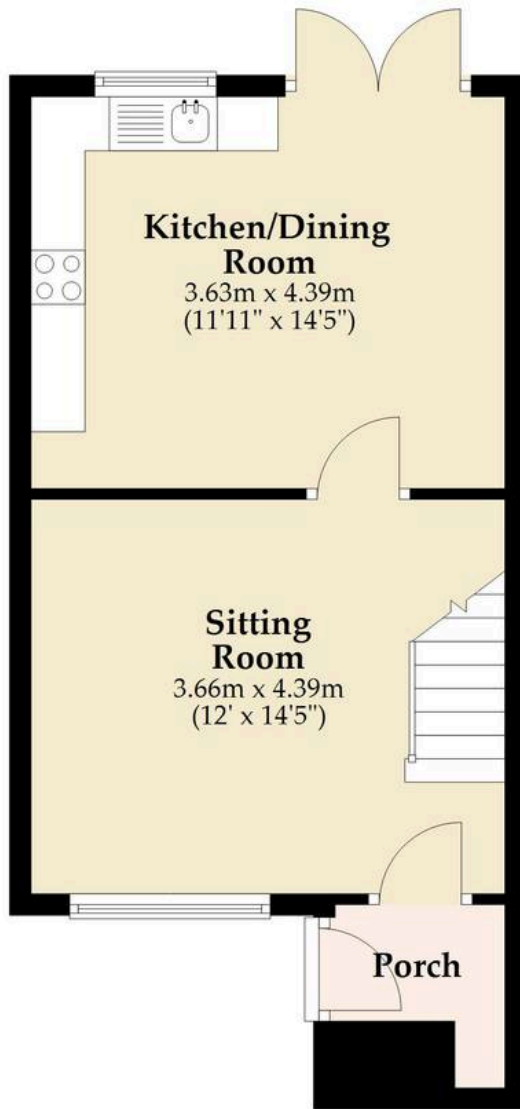
## Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage.



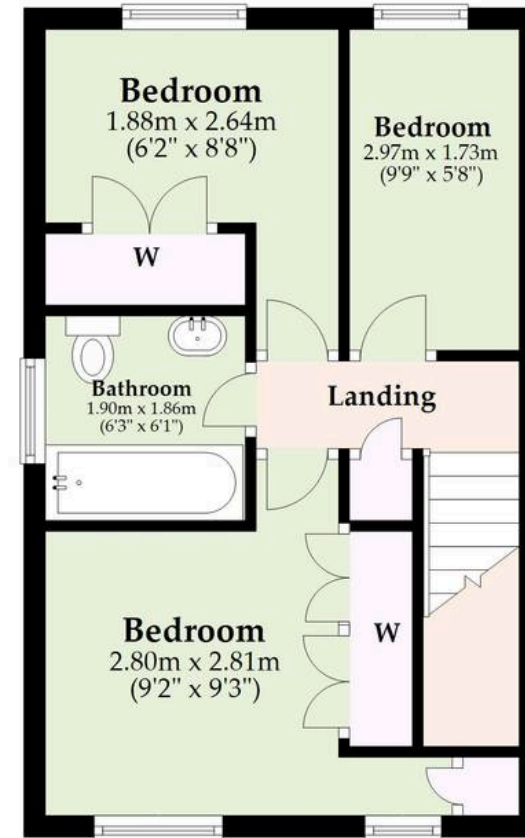
## Ground Floor

Approx. 35.3 sq. metres (380.0 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 67.2 sq. metres (723.0 sq. feet)

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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.

Plan produced using PlanUp.

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