

3 Birkbeck Close, Stoke Holy Cross

Minors & Brady

3 Birkbeck Close

Stoke Holy Cross, Norwich

A spacious semi-detached bungalow offering three bedrooms, versatile living space, and a wonderful conservatory connection to the garden. This appealing home provides a well-considered single-storey layout, suited to a variety of buyers. The generous living room features a fireplace, creating a welcoming centrepiece, while the kitchen offers ample preparation space and leads through to a light-filled conservatory. Two double bedrooms are complemented by a third bedroom with built-in storage, presenting an excellent opportunity for those requiring a dedicated workspace or nursery. A family bathroom, separate garage, and access to the rear garden further enhance the practicality of this well-rounded home.

- Semi-detached bungalow offering the convenience of single-storey living with three bedrooms and a versatile arrangement of accommodation
- Generous reception room features a fireplace, providing an attractive focal point and plenty of space for both seating and everyday living
- Kitchen benefiting from a good selection of worktop surfaces, offering practical preparation space for those who enjoy cooking
- A bright conservatory extends the living accommodation, creating an additional space to relax, dine or enjoy views towards the garden
- Two well-proportioned double bedrooms provide comfortable sleeping accommodation, with flexibility for visiting family or guests
- Third bedroom including built-in storage and offers excellent potential as a dedicated home office, hobby room or guest room
- Family bathroom is conveniently positioned within the main accommodation, serving all three bedrooms
- A spacious rear garden provides plenty of outdoor space to enjoy, with room for relaxing, entertaining and gardening

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- Separate garage providing valuable additional space for vehicle storage, equipment or general household belongings
- Situated in the sought-after village of Stoke Holy Cross, offering a balance of countryside surroundings and convenient access to Norwich

The Location

Stoke Holy Cross is an attractive South Norfolk village, situated south of Norwich and offering a pleasant balance between rural surroundings and everyday convenience. The village has an established community, supported by a local primary school, pre-school, community hall and recreation ground, which includes playing fields and children's play facilities. For dining, residents can enjoy two established local venues, including The Wildebeest, a well-regarded restaurant on Norwich Road, and Stoke Mill, a characterful riverside restaurant with a long history in the village. The surrounding countryside and River Tas further contribute to the appeal of this village setting.

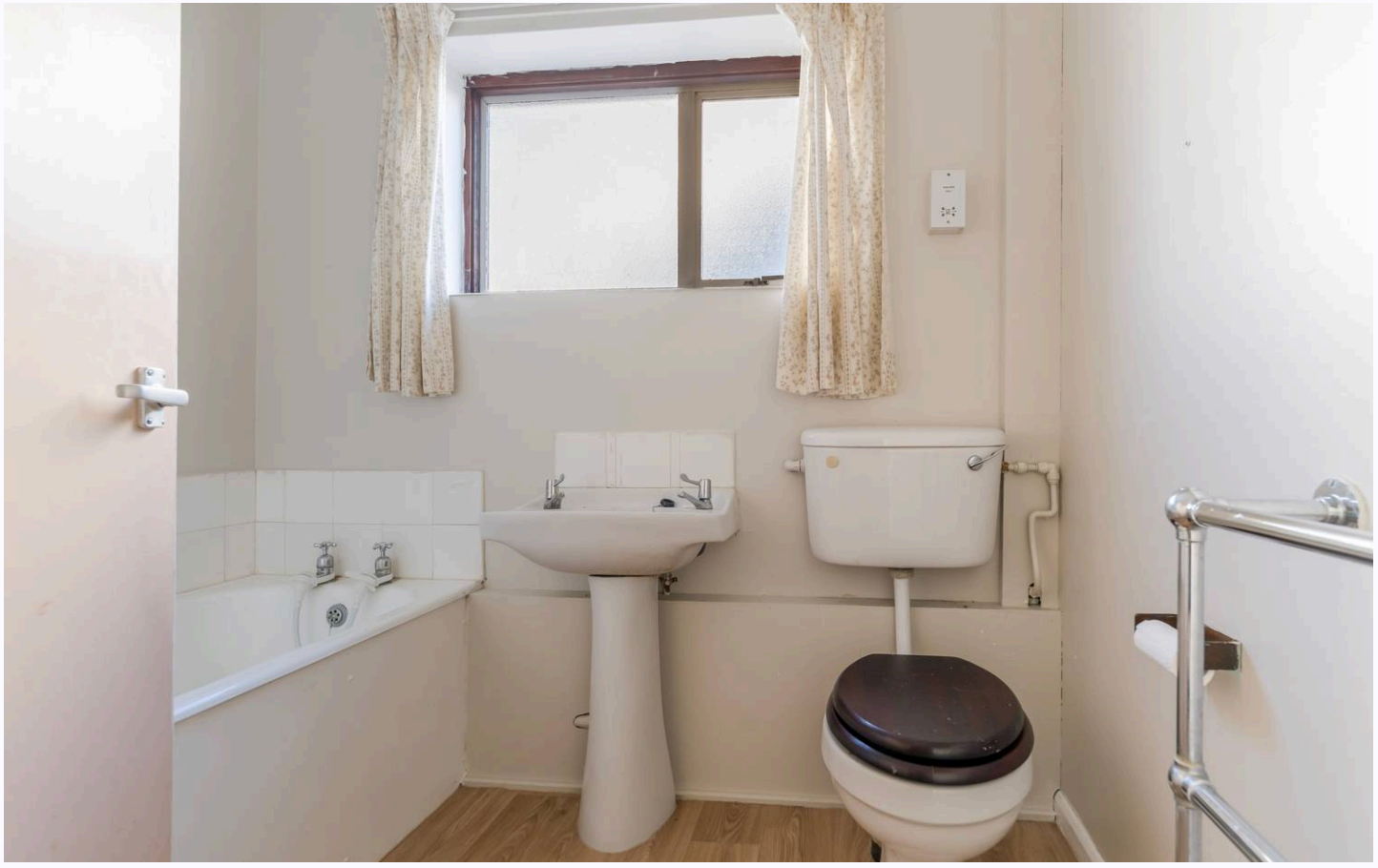
For a broader selection of amenities, neighbouring Poringland and Framingham Earl provide a range of facilities, including supermarkets, convenience stores, healthcare services, a library, dental services and secondary schooling. Norwich city centre is also readily accessible, offering an extensive selection of independent shops, high street retailers, restaurants, cafés and leisure facilities, alongside its historic architecture and cultural attractions. The village benefits from established road connections into Norwich via the C201, making it a convenient choice for those seeking a quieter village environment without being too far removed from the amenities of the city.

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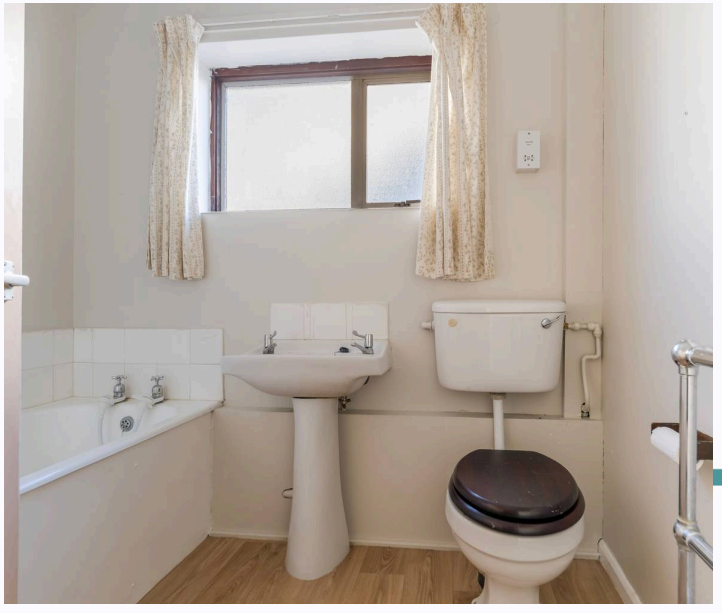












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Birbeck Close, Stoke Holy Cross

Upon entering, the entrance hall provides access to the principal rooms, creating a natural flow throughout the home. The spacious living room is a particularly inviting area, offering plenty of room for both relaxation and entertaining, with a feature fireplace adding character and a focal point to the space.

The kitchen is well arranged, with a good amount of worktop space for food preparation and storage, alongside access into the conservatory. Enjoying plenty of natural light, the conservatory provides a lovely additional reception area, with direct access out to the rear garden, making it an ideal spot to enjoy the surrounding outdoor space.

The bungalow offers three bedrooms, comprising two well-proportioned double rooms and a third bedroom which benefits from built-in storage. The latter offers flexibility for a variety of uses, whether retained as a bedroom, utilised as a home office or adapted to suit individual requirements. Completing the internal accommodation is the family bathroom, conveniently positioned off the entrance hall.

Externally, the property further benefits from a separate garage, providing useful additional storage and secure parking.

Agent's Note

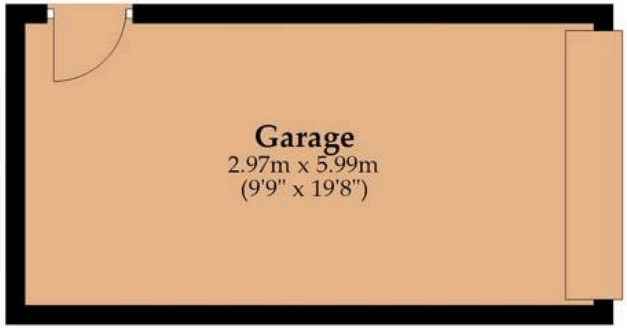
The property will be sold freehold, and is connected to mains water, gas, drainage and electricity.

Council Tax Band: B

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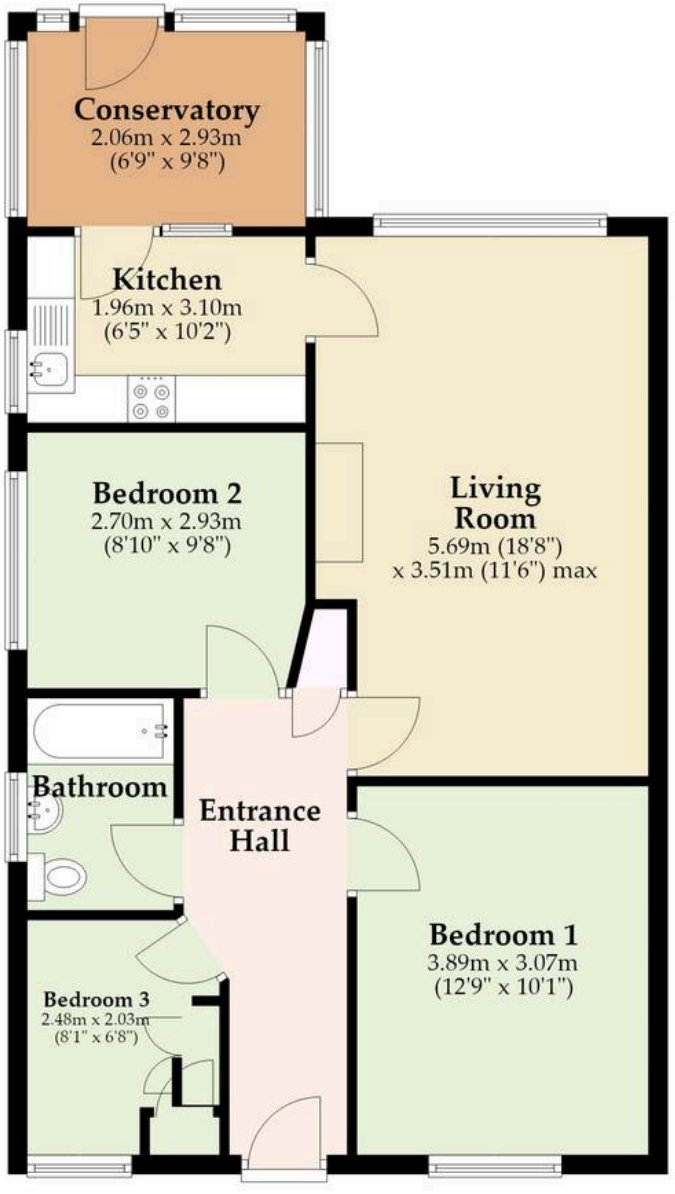
Outbuilding

Approx. 17.8 sq. metres (191.7 sq. feet)



Ground Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



Total area: approx. 87.9 sq. metres (946.7 sq. feet)

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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