



45 Broomefield Road, Stoke Holy Cross

Guide Price £475,000 - £500,000

45 Broomefield Road

Stoke Holy Cross, Norwich

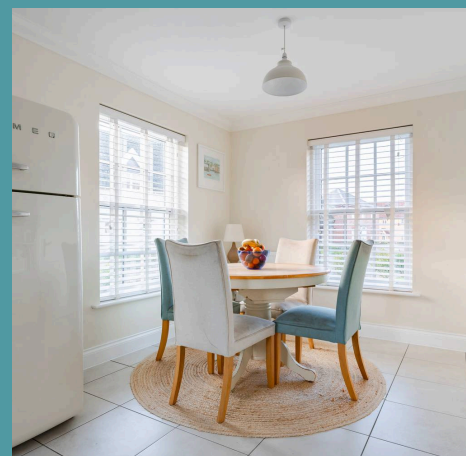
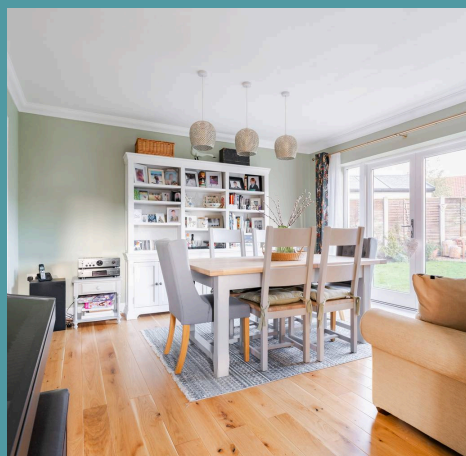
Offering modern luxury fused with family-friendly design and an ideal location, this four-bedroom detached home provides the perfect balance.

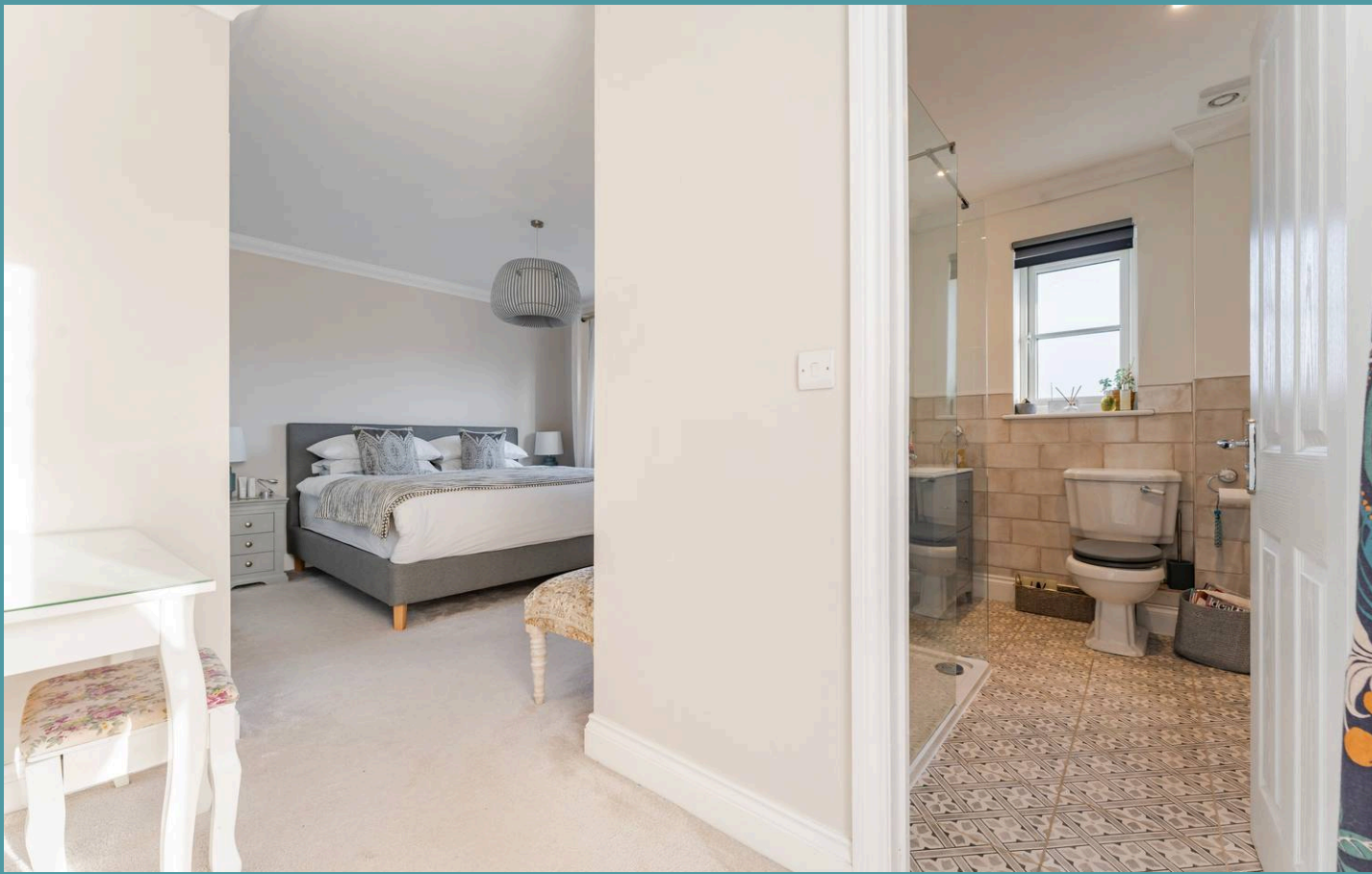
Expansive living spaces, including a spacious kitchen diner, versatile family room and generous bedrooms, cater to both everyday living and entertaining. The meticulously landscaped garden, along with a fully insulated external office, adds a unique touch of functionality. With ample parking, close proximity to top local schools and easy access to Norwich city centre, this home is truly designed for both convenience and quality of life.

Location

Broomefield Road, located in the desirable area of Stoke Holy Cross, benefits from a superb range of local amenities. The village primary school provides a strong foundation for young families, while the nearby Church Hall offers a welcoming community space for various activities. Recently, the village hall has introduced fitness classes, providing an excellent opportunity for residents to stay active and social.

For those who enjoy local dining, the popular Fish and Chips shop is just a short stroll away, perfect for a quick and delicious meal. The Wildebeast, renowned for its exceptional fine dining experience, is a short distance away, ideal for special occasions. With easy access to the A47, residents enjoy a seamless connection to the city centre, making both work and leisure activities effortlessly accessible.





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Positioned on a prime corner plot, this four bedroom detached residence has been meticulously extended and refurbished to deliver an ideal blend of spaciousness, and family-oriented design. Every aspect of the home has been carefully considered, combining both elegance and practicality to create a truly remarkable living environment.

Upon entering, you're greeted by an open hallway adorned with beautiful Laura Ashley tiling, establishing a classy atmosphere from the very first step. The large L-shaped kitchen diner offers copious amounts of space for home cooked meals to be made.

With its ample storage, modern appliances and seamless flow into the rest of the home, this space truly elevates daily living. Within proximity to the kitchen is the utility room, along with a convenient ground-floor WC, adding to the practicality found within the home.

The expansive sitting room is bathed in natural light and features a stunning fireplace, which creates a welcoming and cosy setting. The newly constructed family room, extending to around 18 feet, is an outstanding addition to the home, providing a versatile space ideal for family activities, hosting guests or simply relaxing.





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The first floor continues to impress with four generously sized bedrooms, including the master suite, which features a built-in wardrobe and a luxurious en-suite. The second bedroom also benefits from its own en-suite, while the remaining bedrooms share a modern family bathroom, all finished to the highest standard with beautiful Laura Ashley tiling. Outside, the property boasts a meticulously landscaped garden, offering the perfect private environment with plenty of space for outdoor living and entertaining. A fully insulated external office provides a quiet and functional space for remote work, adding a unique element to the home.

Externally, the double-width driveway provides ample parking for several vehicles, with the added bonus of a bike store for extra convenience. The home is ideally located within walking distance of a highly regarded local school and offers easy access to Norwich city centre, placing it in an ideal position for both convenience and quality of life.

Agents Note

Sold Freehold

Maintenance: £180p/a

Connected to all mains services.



Ground Floor
966 sq.ft. (89.7 sq.m.) approx.

1st Floor
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1713 sq.ft. (159.1 sq.m.) approx.

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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