



Norwich Road, Long Stratton, Norwich, NR15 2PG

Guide Price £300,000-£325,000

Having been significantly enhanced and upgraded, this spacious (approx. 1000 sqft) 3 bedroom detached house is presented in a most excellent decorative order. Further benefitting from south westerly facing rear gardens, off road parking, detached garage and solar panels.

- Immaculately presented
- Solar panels
- Garage
- South westerly facing rear gardens
- Much enhanced and upgraded
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.



Property Description

SITUATION -

The property enjoys a prominent position situated to the north of Long Stratton and yet still within walking distance to the centre of the village. Long Stratton itself is a well-established and popular village located within south Norfolk and having an excellent and diverse range of many day to day amenities and facilities including a supermarket, post office, good transport links, public houses, restaurants, Doctors surgery, excellent schooling and a variety of independent shops. For the commuter the city of Norwich is within easy reach being some twelve or so miles to the north whilst the historic market town of Diss is also within easy reach being some eleven miles to the south and with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

DESCRIPTION -

This spacious three bedroom house is of traditional brick and block cavity wall construction, with replacement sealed unit UPVC double glazed windows and doors, whilst being heated by an efficient air source heat pump with underfloor heating at ground floor and first floor level, coupled with a large pressurised hot water cylinder. In latter years there has been the benefit of extension at ground floor level and as a result has created generous & versatile living space now in regions of 1000 sqft. Throughout the property is present in an excellent decorative order finished with a high quality of modern and contemporary fixtures and fittings.

Agents note - Solar panels have been installed, owned outright by the vendors and transferable to the oncoming purchaser. With the benefit of a feed in tariff, providing reduced rates alongside a quarterly income

EXTERNALLY -

The property is set well back from the road, having generous sized front gardens and being predominately laid to lawn, now well stocked and established. The main gardens lie to the rear and enjoy a south westerly aspect taking in all of the afternoon and evening sun, having been landscaped with ease of maintenance in mind. The detached garage and off road parking are found to the rear boundaries (and accessed off St. Michaels Road), with the garage measuring 5.16m x 2.58m - with up electric roller door to front, power/light connected and personal door to side).

The rooms are as follows

ENTRANCE PORCH: Access via upvc door to front, utility space to side (separated with via partition wall) and space for a washing machine and tumble dryer over) secondary door giving access to the entrance hall...

ENTRANCE HALL: Giving access to the reception room, kitchen/diner and WC to side, built in storage cupboard and stairs rising to first floor level.

RECEPTION ROOM: 19' 7" x 17' 4" (5.97m x 5.30 m) A light, bright and spacious room, open planning through to the snug area and currently integrated, however could be separated if required (Snug measuring 2.68m X 4.87m).

KITCHEN/DINER: 8' 7" x 17' 5" (2.63m x 5.31m) Found to the rear aspect of the property and having only been more recently fitted, this modern kitchen offers an excellent range of floor and wall mounted unit cupboard space, with solid oak work services, integrated appliances with 4 ring electric touch hob (extractor over), oven to side, fitted dishwasher and fridge/freezer) French UPVC door opening onto the rear gardens...

FIRST FLOOR LEVEL:

BEDROOM ONE: 9' 10" x 11' 7" (3.00m x 3.54m) With window to the front aspect, this generous double bed sized room has the luxury of en-suite facilities, built in wardrobe to side with sliding front doors.

EN-SUITE: 6' 10" x 5' 6" (2.09m x 1.69m) Frosted window to front, a modern suit with double bath, wash hand basin over vanity unit and low level WC to side. Presented in an excellent condition.

BEDROOM TWO: 8' 8" x 9' 6" (2.66m x 2.91m) Window to rear aspect, another generous double bed sized room.

BEDROOM THREE: 8' 8" x 7' 5" (2.66m x 2.27m) Found to the rear of the property, although the smaller of the bedrooms still a good size single bed room.

SHOWER ROOM: 6' 9" x 5' 4" (2.06m x 1.63m) Frosted window to side, a replaced suite with corner shower cubicle, low level WC and wash hand basin over vanity unit.



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

