



# Whittley Parish

Ipswich Road, Long Stratton, Norwich, NR15 2TA

Offers in excess of £475,000



01508 531331

[www.whittleyparish.com](http://www.whittleyparish.com)

# Property Features

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- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- TWO BATHROOMS
- DOUBLE GARAGE
- ADDITIONAL PARKING
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E

## Full Description

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Found upon Ipswich Road the property benefits from being within short walking distance of local amenities. The thriving and attractive village of Long Stratton is situated within the beautiful countryside of mid Norfolk, lying ten miles to the south of Norwich and some twelve miles to the north of Diss. The village still retains a strong and active local community and offers an extensive and diverse range of many day to day amenities and facilities, with excellent schooling, doctor's surgery and good transport links etc

Dating back to the 1800's this impressive property was once home to the local doctors practice and likely to have formed part of an earlier coaching inn as the interesting arches in the kitchen indicate. In more recent years the property has been extended to the rear to provide a stunning kitchen/family room with bi-fold doors giving access to the rear gardens. Throughout the property there are plenty of character features such as fireplaces, exposed beams, timber floors, high ceilings and sash windows and it further benefits from double glazing and being heated by an oil fired central heating boiler via radiators. The ground floor accommodation is spacious and versatile with two reception rooms, a wonderful kitchen/family room, a useful utility room and cloakroom and to the first floor there are four double bedrooms and two bathrooms. The property has been lovingly maintained by the current owners and is presented in a most immaculate condition having been decorated throughout.

Externally the gardens have been thoughtfully landscaped and are approached from the rear via a shingle driveway leading to the detached double garage. There is a pleasant decking area abutting the rear of the property which is perfect for alfresco dining leading onto the lawned gardens which are fully enclosed by mature hedging and close boarded fencing offering a great deal of privacy within. To the front the garden is stocked with established shrubs and trees and screened by a tall conifer hedge with pathway access to the front door.

The accommodation is as follows:

### RECEPTION HALL

A most pleasing first impression with staircase leading to the first floor, parquet timber flooring, understairs storage cupboard and shelving, half glazed panel doors to reception rooms one and two and further door to:-

### CLOAKROOM

With two piece suite in white comprising low level WC, pedestal hand washbasin, extractor fan and tiled floor.



**RECEPTION ROOM ONE** 15' 6" x 11' 5" (4.73m x 3.49m)

A charming room with double aspect windows, exposed timbers, cast iron woodburning stove set upon a tiled hearth with oak mantel over, half glazed door to:-

**KITCHEN/FAMILY ROOM** 23' 0" x 20' 7" (7.03m x 6.29m)

This room is the very heart of the home being a communal space for entertaining, cooking, watching TV or relaxing and is complimented by the original arches thought to originate from the coaching inn. The kitchen area comprises of a large central island with stainless steel top and a range of gloss white cupboards beneath with a breakfast bar area to one end, further wall and base units with work surfaces over, stainless steel sink unit with flexible multi-function spray tap, space for rangemaster style oven with extractor fan over, space and plumbing for dishwasher, space for an upright appliance. This room benefits from underfloor heating, double aspect windows and the four velux roof lights flood the room with natural light. The dining area has ample space for a family size table and chairs and opens onto the decking via the recently installed bi-fold doors. Set off the kitchen is the:-

**UTILITY ROOM** 8' 8" x 9' 8" (2.66m x 2.96m)

With plumbing for washing machine and space for further appliances, cupboard housing the oil fired central heating boiler and further door gives access to the rear garden.

Also from the kitchen double French doors lead to the:-

**RECEPTION ROOM TWO** 26' 2" x 14' 2" narrowing to 9'10" (7.99m x 4.32m narrowing to 3.01m)

Lovely light and airy room with front aspect window, feature wrought iron fireplace, half glazed panel door returns to the reception hall.

An attractive staircase gives access to the first floor landing with three double bedrooms and a bathroom in one part of the house and a fourth double bedroom and the other bathroom being accessed via the landing area.

**MASTER BEDROOM** 15' 5" x 13' 1" (4.70m x 4.01m)

With stripped floorboards, built-in wardrobes, part timber panelled walls and front aspect window.

**BEDROOM TWO** 18' 0" x 9' 11" (5.50m x 3.03m)

A spacious double bedroom with built-in wardrobes, new carpet and rear aspect window.

**BEDROOM THREE** 16' 0" x 10' 4" (4.9m x 3.15m)

Another generous double bedroom with new carpet and side aspect window.

**BATHROOM** 10' 2" x 5' 4" (3.10m x 1.65m)

Three piece suite in white comprising panel bath with shower over and glass screen, pedestal hand washbasin, dose coupled WC, heated towel rail, tiled floor, rear aspect frosted window.

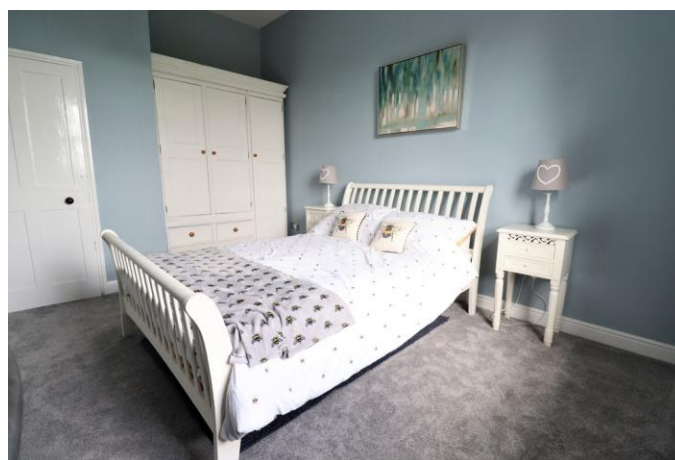
**BEDROOM FOUR** 15' 0" x 10' 9" (4.58m x 3.30m)

Found to the front of the property and serving as comfortable guest room with built-in cupboard and access from the landing to:-

**BATHROOM** 7' 3" x 5' 10" (2.21m x 1.79m)

Three piece suite in white comprising panel bath with shower over and glass screen, pedestal hand washbasin, dose coupled WC, heated towel rail, tiled floor, front aspect frosted window.

**OUR REF: L0839**



GROUND FLOOR

1ST FLOOR



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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