



Oakfield Road, Long Stratton, Norwich, NR15 2WB

Guide Price £290,000 - £300,000



01508 531331

www.whittleparish.com

Property Features

- No onward chain
- Garage
- Tucked away position
- Walking distance to amenities
- En-suite facilities
- Conservatory extension
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Found within the attractive and popular Churchills development, the property enjoys a pleasing tucked away position set back off a small spur close and comprising of just two other similar properties, whilst still being within walking distance of amenities and the open rural countryside to the west of the village. The traditional village of Long Stratton offers an extensive and diverse range of many day to day amenities and facilities and has over the years developed a strong infrastructure and community by way of having excellent schooling, independent shops, supermarket, public houses, restaurants and doctors surgery. The village is found mid-way between Diss and Norwich, with Diss being twelve miles to the south and Norwich respectively thirteen miles to the north along the A140.

The property comprises an executive three bedroom detached house having been built in 2000 by respected developers Messrs Wilson Connolly and is of modern construction with high thermal insulation levels, replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern (six year old) gas fired combination boiler via radiators. Internally the property offers spacious accommodation in the regions of 1,000 sq ft with well proportioned rooms all flooded by plenty of natural light. Additionally in latter years there has been the benefit of a conservatory extension having been constructed in 2010.

The property enjoys a leafy green outlook to front with good off-road parking for two/three cars upon a hardstanding driveway leading up to the property and attached single garage (measuring 16' 9" x 8' 1" (5.11m x 2.48m) with up and over door to front, power/light connected, storage space within eaves and personnel door to rear). The main gardens lie to the rear of the property being of a generous size with a paved patio area abutting the rear of the of the property creating an excellent space for alfresco dining, leading onto a large area of lawn enclosed by panel fencing and established borders.



The rooms are as follows:

ENTRANCE HALL: 8' 3" x 3' 4" (2.52m x 1.03m)

A pleasing and spacious first impression with access to reception room one, kitchen/breakfast room, stairs rising to first floor level and wc to side.

WC: 4' 3" x 4' 1" (1.31m x 1.26m)

With frosted window to front comprising low level wc and hand wash basin.

RECEPTION ROOM ONE: 11' 2" extending into window bay 13' 7" x 14' 8" (3.41m extending into window bay 4.16m x 4.49m) With window to front being flooded by plenty of natural light due to a southerly aspect. A pleasing leafy green outlook to front. Open fireplace to side with wood mantle surround and marble hearth.

RECEPTION ROOM TWO: 7' 9" x 9' 5" (2.38m x 2.89m)

Found to the rear of the property with French upvc double glazed doors opening through to the conservatory extension. Single door to side giving access to kitchen/breakfast room.

CONSERVATORY: 10' 10" x 9' 3" (3.32m x 2.82m)

A upvc double glazed conservatory extension being on a brick base and with French doors opening onto the rear gardens.

KITCHEN/BREAKFAST ROOM: 10' 11" narrowing to 7' 9" x 13' 4" (3.34m narrowing to 2.38m x 4.07m) With window and door to the rear aspect having views and access onto the rear gardens. The kitchen offers a good range of wall and floor units, roll top work surfaces, four ring gas hob with extractor above, fitted double oven,

space for white goods and inset one and a half bowl stainless steel sink with drainer and mixer tap. Large built-in pantry cupboard to side beneath stairs.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms and bathroom.

BEDROOM ONE: 10' 11" narrowing to 8' 6" x 13' 1" (3.34m narrowing to 2.60m x 3.99m) With window to front aspect being a generous double bedroom with triple built-in storage cupboard to side and the luxury of en-suite facilities.

EN-SUITE: 4' 4" x 9' 8" (1.33m x 2.96m)

With frosted window to front comprising tiled shower cubicle, low level wc and hand wash basin.

BEDROOM TWO: 10' 7" x 9' 10" narrowing to 8' 2" (3.25m x 3.01m narrowing to 2.51m) With window to the rear aspect having views onto the rear gardens, being a double bedroom with double built-in storage cupboard to side.

BEDROOM THREE: 8' 0" x 7' 6" (2.45m x 2.29m)

With window to rear aspect having views over the rear gardens.

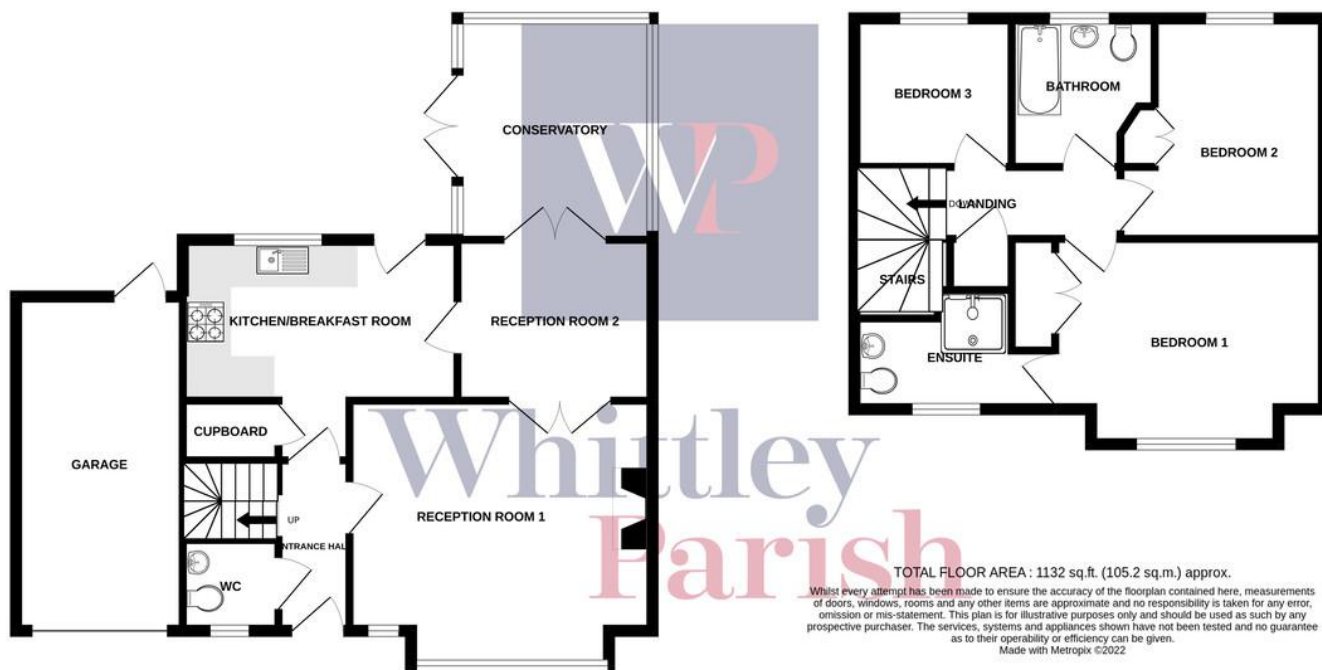
BATHROOM: 7' 7" x 6' 9" (2.33m x 2.06m) maximum measurements. With frosted window to rear comprising a matching three piece suite in white with panelled bath, low level wc and hand wash basin.

OUR REF: LO917



GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittleparish.com
longstratton@whittleparish.com
om
01508 531331

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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