



Whittley Parish



14 John Hill Close, Long Stratton, Norwich, NR15 2PT

Offers In Excess Of £280,000



Whittley Parish



Whittley Parish

01508 531331

www.whittleyparish.com

Property Features

- 1199 sq ft of living space
- 3 double bedrooms
- 2 bathrooms
- Off-road parking
- Spacious gardens
- No onward chain
- Council Tax Band B
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

Full Description

SITUATION

Located to the west of Long Stratton, the property enjoys a most pleasant position within a small and quiet dose of similar properties and being within walking distance to the centre of the village. Long Stratton is a well-established and popular village location lying within south Norfolk and having an excellent and diverse range of day to day amenities and facilities, including supermarket, post office, good transport links, public houses, restaurants, doctors surgery and boutique shops etc. The city of Norwich is within easy reach being some 12 miles or so to the north and the historic market town of Diss is also within easy reach being some 11 miles to the south.

DESCRIPTION

The property was originally built in the 1980's and comprises of a semi-detached three bedroom house formerly being of traditional brick and block cavity wall construction under an interlocking tile roof. In 2009 the property was significantly extended at ground floor and first level, further increasing the versatile living space within and creating three large size double bedrooms at first floor level with two bathrooms, (one being an en-suite to the master bedroom). The house has had the benefit of replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler providing central heating via radiators to the first floor and underfloor heating to the ground floor, (combined with a Megaflo hot water cylinder). At ground floor level the accommodation is well arranged and particularly well suited towards family living, there is further the benefit of a large internal garage/store, which perhaps, (subject to any of the necessary consents) could be converted into further living space if required, (measuring 2.94m x 1.97m (9' 7" x 6' 5") and with automatic roller door to front).

Externally the property benefits from having good off-road parking to the front upon a hard standing brick weave driveway. To the eastern aspect of the house there is side gate access to the rear gardens. The gardens are of a generous size and enclosed by close border panel fencing. A large patio area abuts the rear of the property creating an excellent space for alfresco dining whilst the remaining gardens are predominately laid to lawn.

THE ROOMS ARE AS FOLLOWS:

ENTRANCE HALL (1.35m x 0.92m) (4' 5" x 3')

Accessed via a upvc double glazed frosted door to front, stairs rising to



first floor level, access through to reception room one. Solid wood flooring.

LIVING ROOM (5.02m x 3.73m) (16' 5" x 12' 2")

Found to the front of the property and being of a particularly large size having the benefit of solid wood flooring. A feature of the room is the fireplace with inset electric fire and wood panelling surround. Further access to the kitchen/breakfast room

KITCHEN/BREAKFAST ROOM (2.66m x 5.91m) (8' 8" x 19' 4")

Found to the rear of the property having views over the rear gardens. The kitchen is of a particularly good specification with an extensive range of wall and floor unit cupboard space. Inset double bowl sink with mixer tap over, four ring electric touch hob with structure above, double oven to side, fitted dishwasher. An open archway connects through to reception room two

DINING ROOM (2.52m x 3.28m) (8' 3" x 10' 9")

Found to the rear of the property and having views over the rear gardens further providing access via upvc double glazed French doors onto the rear patio area

REAR LOBBY (2.18m x 1.13m, 0.78m) (2.18m x 1.13m, narrowing to 0.78m) (7' 1" x 3' 8", narrowing to 2' 6")

Accessed via the kitchen, further providing external access to the side passageway via upvc double glazed door to side. Internally giving access to the utility room, cloakroom/wc and inner store/garage.

UTILITY ROOM (2.29m x 1.05m) (7' 6" x 3' 5")

Found to the rear of the property and having the benefit of a sink with tap over, work surface to side and space and plumbing for automatic washing machine and tumble dryer below. Fitted units above.

CLOAKROOM/WC (1.17m x 0.92m) (3' 10" x 3')

Comprising of a slim line wc, corner wash hand basin with tiled splashbacks

INNER STORAGE/GARAGE (2.94m x 1.97m) (9' 7" x 6' 5")

Housing the oil fired central heating boiler and domestic hot water cylinder

FIRST FLOOR LEVEL

LANDING

Giving access to the three bedrooms and family bathroom

BEDROOM 1 (2.91m x 3.74m) (9' 6" x 12' 3")

A particularly large size double master bedroom found to the rear of the property and enjoying elevated views over the gardens and playing fields beyond. Views further extending to the north over the roaming rural countryside. The bedroom further has the benefit of built-in storage cupboard to side and access to en-suite.

EN-SUITE (1.92m x 1.48m) (6' 3" x 4' 10")

Comprising of a large corner shower cubicle, low level wc and corner wash hand basin with storage below. Heated towel rail.

BEDROOM 2 (2.79m x 3.73m) (9' 1" x 12' 2")

Found to the front of the property and being another large size double bedroom. Further benefiting from the deep built-in storage cupboard to side.

BEDROOM 3 (2.88m x 3.05m) (9' 5" x 10')

A good size double bedroom found to the rear of the property.

BATHROOM (2.61m x 2.01m) (8' 6" x 6' 7")

A generous size family bathroom comprising of a modern suite with jacuzzi bath and shower over, low level wc and wash hand basin. Built-in airing cupboard over stairs to side. Frosted window to front. Heated towel rail to side.

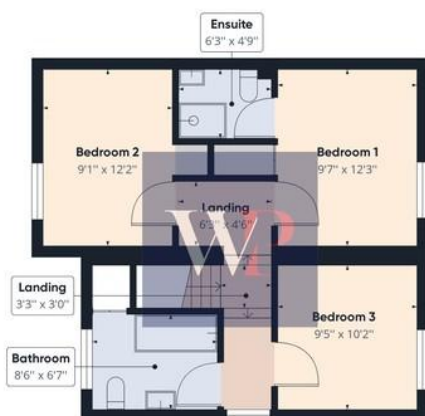
OUR REF L0955





Floor 0

Approximate total area⁽¹⁾
1063.51 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whitleyparish.com
longstratton@whitleyparish.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