

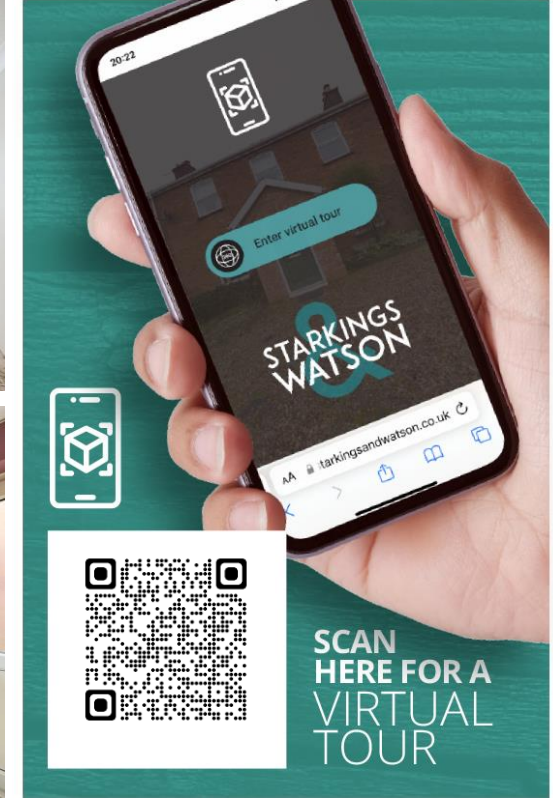
SUFFIELD CLOSE

# Long Stratton, Norwich NR15 2JL

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain
- Detached South Facing Home
- Potential to Update & Modernise
- Two Reception Rooms
- Hall Entrance with Cloakroom
- Three Bedrooms
- En-Suite & Family Bathroom
- Gardens, Garage & Driveway

NO CHAIN. This DETACHED SOUTH FACING HOME is a blank canvas for a new family to make their own. With POTENTIAL To UPDATE and MODERNISE, over 1000 Sq. ft (stms) of accommodation can be found within, along with an INTEGRAL GARAGE which offers CONVERSION POTENTIAL. With a new electric CONSUMER UNIT added in 2023, and a neutral décor within, the accommodation comprises a HALL ENTRANCE, cloakroom, SITTING ROOM, open plan DINING ROOM with FRENCH DOORS to the garden, and adjacent KITCHEN. There is POTENTIAL to EXTEND or RE-MODEL the LAYOUT (stp). Upstairs, THREE BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, with a BUILT-IN WARDROBE. The family bathroom completes the property. Outside, the GARDEN is a GREAT SIZE, with a PATIO sweeping across the rear, and a LARGE LAWNED expanse with TREES and PLANTING.

#### SETTING THE SCENE

From the front, a tarmac driveway offers off road parking, with an adjacent patio slab parking area with a timber fence offering further parking options

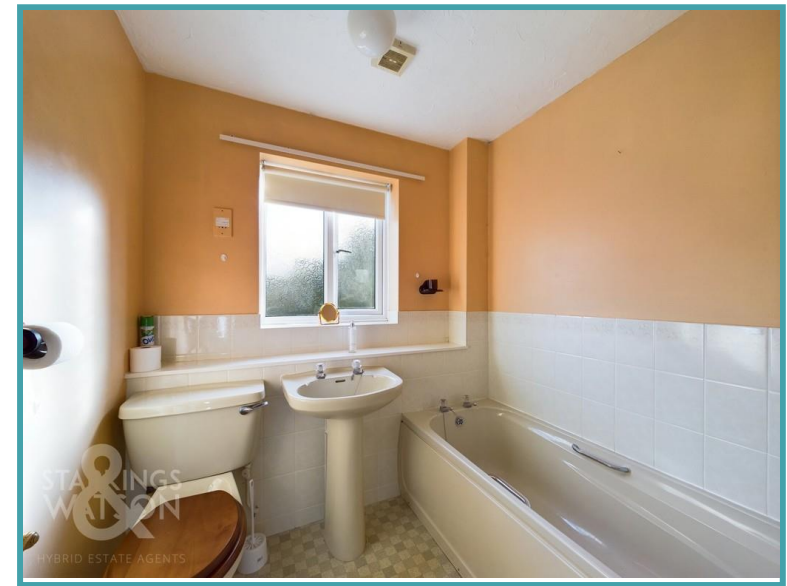
adjacent to the garage. The garage of course offers storage, whilst a lawned garden adds colour, with trees and hedging.

#### THE GRAND TOUR

Heading inside, the hall entrance offers the stairs to the first floor, and storage under which is accessed from the kitchen. With fitted carpet under foot, doors lead off, starting with the cloakroom - finished with a two piece suite and tiled splash backs. The bay fronted sitting room is a good size, with fitted carpet, and an opening to the dining room where French doors lead to the garden. With options to separate the rooms, or open plan into the adjacent kitchen (stp), the property is hugely versatile. At present, the kitchen offers a range or wall and base level units, with an inset electric ceramic hob and built-in electric oven. Space is provided for further white goods, and a door leads to the side gardens. Upstairs, the landing offers great natural light through the side window, with a family bathroom to the rear - well-presented but dated in its appearance. The bedrooms include one single and two doubles. The principal double bedroom features a recessed wardrobe and en suite shower room - ready for some updating.

#### THE GREAT OUTDOORS

The rear garden is a great proportion, with a south facing aspect. A large patio runs across the width of the property, with a side access and oil tank. The gardens continue with a central lawn, enclosed timber fenced boundaries, and a wide range of



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planting, trees and shrubbery. Rear access leads to the garage with an up and over door to front, storage above, power and lighting.

#### OUT & ABOUT

Situated in Long Stratton a South Norfolk village, where there is an extensive range of everyday shopping amenities and local bus and road links. Schooling can be found close by, with a fully equipped gym and a range of keep fit classes, doctors surgery, post office, dentist and veterinary practice. The A140 leads to both Norwich and Diss, with both offering a main line railway station serving London Liverpool Street.

#### FIND US

Postcode : NR15 2JL

What3Words : ///desiring.pipes.jotting

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

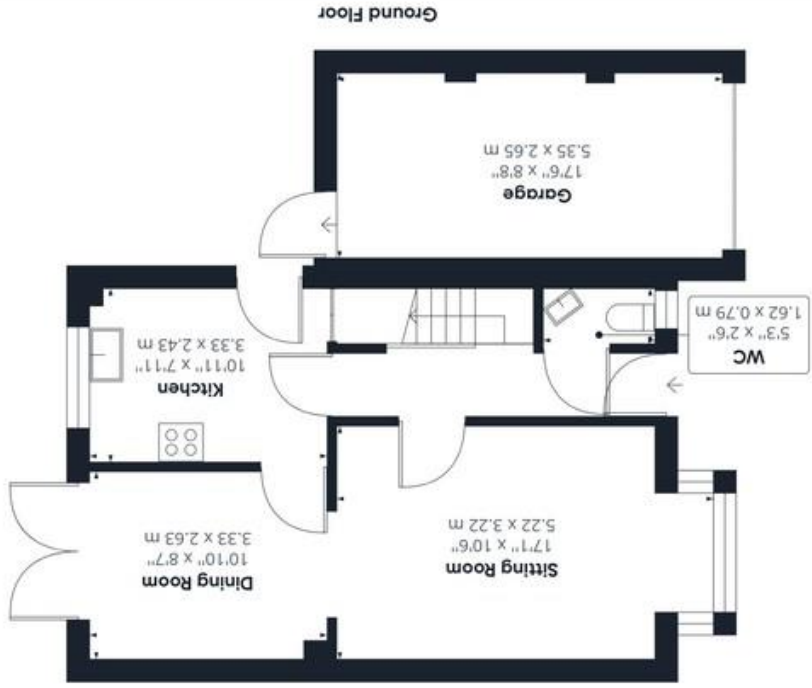
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Price:



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**Approximate total area<sup>(1)</sup>**  
1005.68 ft<sup>2</sup>  
93.43 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.