

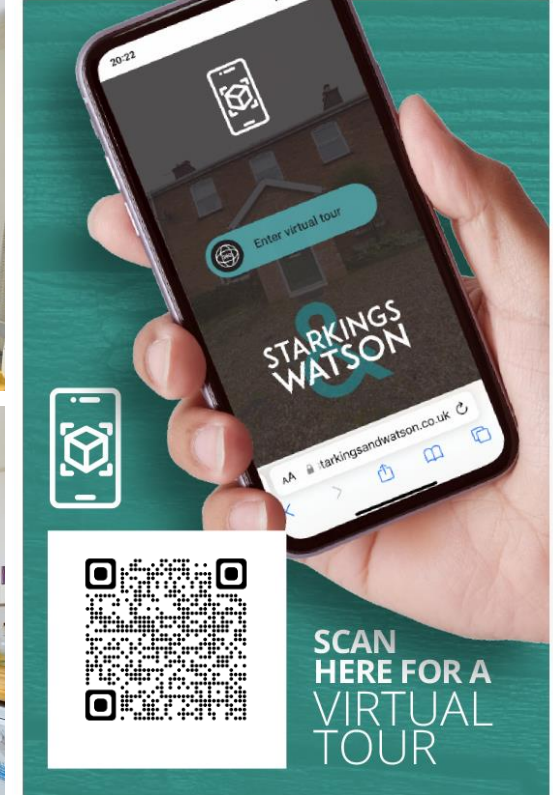
POPLAR CLOSE

# Long Stratton, Norwich NR15 2WX

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Family Home
- 15' Sitting Room
- Conservatory Extension
- 16' Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & Cloakroom
- Private Larger Than Average Garden
- Off Road Parking

#### IN SUMMARY

This SPACIOUS NON-OVERLOOKED semi-detached home occupies a quiet end of CUL-DE-SAC position on the fringes of this POPULAR DEVELOPMENT. Set back from the road with a shingle frontage and DRIVEWAY for multiple vehicles, this home offers the perfect space for a FAMILY to enjoy. Downstairs you will have usage of an ever handy CLOAKROOM as well as DUAL ASPECT sitting room leading to a CONSERVATORY, finished off with an OPEN PLAN kitchen/dining room with ample room for appliances. The first floor is occupied by THREE BEDROOMS as well as a FAMILY BATHROOM - all set off a central landing. Being on the edge of the development the plot is LARGER THAN AVERAGE with a brilliantly sized PRIVATE REAR GARDEN.

#### SETTING THE SCENE

Turning off the main access road into a quiet cul-de-sac populated by a small number of houses you will find this home tucked in the corner with a low maintenance shingle frontage, brick weave driveway to the side and timber fence panelling with gate leading to the rear garden.

#### THE GRAND TOUR

This brilliantly well-lit and spacious family home offers a multitude of functional space across two floors. As you enter the L-shape entrance hall with under the stairs storage you will have access to all of the rooms downstairs as well as the stairs to the first floor. To your left is a handy cloakroom with WC and low level ceramic sink with vanity storage underneath also doubling as a handy spot to hang up your coat at the end of the day. Leading from the front door is the dual aspect sitting room with gas fired radiators, wood effect laminate flooring and access door into the conservatory which shares the same flooring with uPVC double glazed glass surround allowing this space as well as the sitting room to bask in natural light. Behind the stairs in the open plan kitchen and dining room space complete with breakfast bar set around wood effect work tops and ample wall and base mounted storage. The kitchen comes with an inset stainless steel sink, plumbing for dishwasher, space for electric cooker with gas hob and extraction above and tiled splash backs. This opens past the extended work surfaces and breakfast bar into the dining area overlooking the rear garden. To the first floor you will find a central landing with handy cupboard storage granting access to all three bedrooms as well as the family bathroom. The bathroom itself is covered in a vinyl flooring with three piece suite formed of a bath with wall mounted electric shower, tiled surround, WC, low level wash basin and radiator. Adjacent to this is the smaller of the three rooms with carpeted flooring and gas fired radiators giving the occupants of this house the



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option for a third bedroom or a desirable home office space. The second and main bedrooms both overlook the rear garden with large uPVC windows to the rear however the second bedroom, next to the family bathroom, does offer some built in storage.

#### THE GREAT OUTDOORS

The rear garden is surprisingly large whilst also being private and non-overlooked. The garden is predominantly laid to lawn with a raised timber decking area, raised planting beds, useful timber shed set on shingle with a tree lined perimeter outside of the rear fence offering privacy in abundance.

#### OUT & ABOUT

Situated in Long Stratton, a South Norfolk town, 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 2WX

What3Words : ///upgrading.surface.forklift

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge in the region of £50 PA is payable for the upkeep of open space.

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

Price:



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**GIRAFFE 360**

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

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 940.49 ft<sup>2</sup>  
 87.37 m<sup>2</sup>

HYBRID ESTATE AGENTS  
**STARKINGS WATSON**

**Floor 1**



**Ground Floor**

