

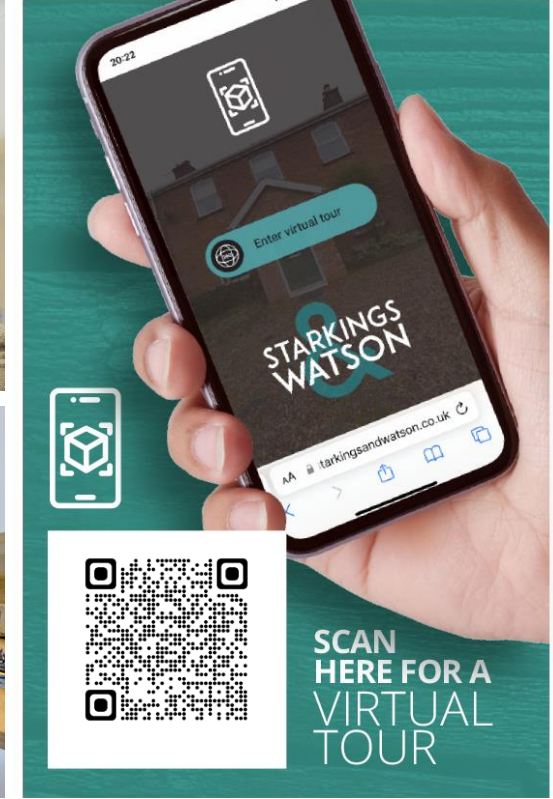
SPRINGFIELD CHASE

Long Stratton, Norwich NR15 2WQ

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Link-Detached Family Home
- Two Reception Rooms
- Modern Fitted Kitchen
- Hall Entrance with W.C
- Three Double Bedrooms
- Separate En Suite & Bathroom
- Tandem Parking & Garage
- Private Non-Overlooked Gardens

IN SUMMARY

This MODERN home sits to the rear of the development, with over 1030 Sq. ft (stms) of accommodation, encompassing a TANDEM DRIVEWAY with GARAGE, and private ENCLOSED GARDEN. The HALL ENTRANCE leads to a W.C and stairs, with doors to the BAY FRONTED 17' SITTING ROOM, and DOUBLE DOORS beyond into the dining room. With POTENTIAL to OPEN PLAN into the kitchen, FRENCH DOORS lead to the garden, whilst the KITCHEN sits adjacent with a range of built-in units and STORAGE under the stairs. Heading upstairs, THREE BEDROOMS lead off the landing, all COMFORTABLE DOUBLES with BUILT-IN WARDROBES to all rooms. The main bedroom enjoys an EN SUITE SHOWER ROOM, with a separate FAMILY BATHROOM including a SHOWER over the bath.

SETTING THE SCENE

Set back from the road, a lawned frontage is enclosed with a low level hedge and hard standing footpath which leads to the front door. The adjacent brick weave driveway offers tandem parking, with access to

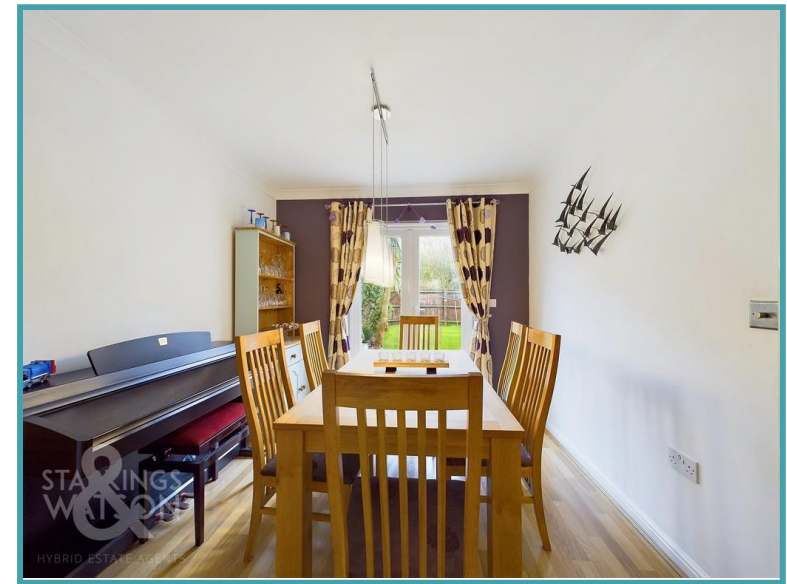
the car port and garage.

THE GRAND TOUR

Heading inside, the front entrance hall is finished with wood effect flooring, whilst stairs lead to the first floor landing. Doors lead off, starting with the W.C, where a white two piece suite can be found, with tiled splash backs and vinyl flooring for ease of maintenance. The sitting room is bay fronted and centred on a feature fire place, with fitted carpet running under foot. Double doors open up to the dining room, with wood effect flooring and uPVC double glazed French doors onto the rear garden. The kitchen sits adjacent, creating an open plan option (stp), whilst currently offering a modern range of wall and base level units, with an inset sink and drainer, gas hob and built-in electric double oven. The fridge freezer is integrated, with space for a washing machine. A door heads back into the hall entrance, with a door to the car port and under-stairs storage cupboard. Heading upstairs, the carpeted landing leads to the three double bedrooms, all finished with fitted carpet and built-in double wardrobes. The main bedroom leads to an en suite, with a three piece suite comprising a double shower, tiled splash backs and flooring. The family bathroom is a good size, with a shower and glazed screen over the bath.

THE GREAT OUTDOORS

The rear garden is fully enclosed and laid to lawn. Benefiting from a non-overlooked rear outlook, the garden offers various planting, timber decked seating



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area, and side gate which leads to the car port and garage. An outside water supply and lighting is installed. Beyond the garage, a useful timber summer house is an ideal home office. The garage offers power, lighting and an up and over door to front.

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 2WQ

What3Words : ///bill.bills.convinces

VIRTUAL TOUR

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

AGENTS NOTE

The property sits on the fringes of the development, with the land behind forming part of the Long Stratton Bypass development. It is understood that a new primary school will be built behind the property, with the large green band remaining for privacy.

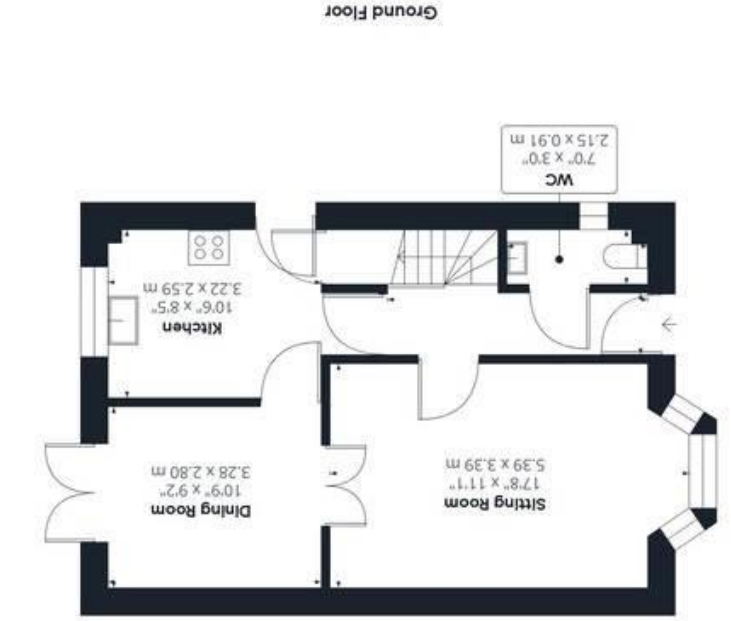
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Price:



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Approximate total area™

1037.91 ft²

96.43 m²

Reduced headroom

10.31 ft²

0.96 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.