

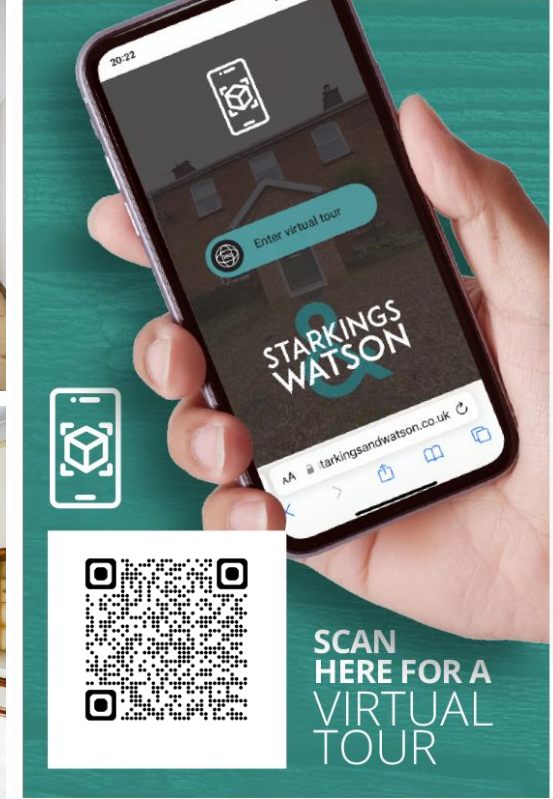
MANOR ROAD

# Long Stratton, Norwich NR15 2XR

Freehold | Energy Efficiency Rating : E

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!
- End-Terrace Home
- Potential to Update & Modernise
- Extended Sitting Room
- Kitchen/Breakfast Room
- Utility/Garden Room
- Shower Room & Three Bedrooms
- Sizeable Garden with Open Rear Aspect

#### IN SUMMARY

NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, this semi-detached home enjoys a LARGE PLOT with AMPLE PARKING and an open view to rear across PARK LAND. The property includes a GARAGE and AMPLE PARKING, whilst extending close to 1100 Sq. ft (stms). The layout is FLEXIBLE and offers potential, whilst currently including a PORCH and HALL ENTRANCE, 15' SITTING ROOM, open plan 15' KITCHEN/BREAKFAST ROOM and a 16' UTILITY SPACE to the rear which also offers a PLEASANT GARDEN ROOM or DINING SPACE. The WET ROOM leads off, whilst stairs head up to the THREE BEDROOMS. With uPVC double glazing and electric storage heating, the solid fuel Rayburn in the kitchen could be used for cooking. Heading outside, the GARDEN is ready for seeding or turf, with various outbuildings and a large patio stretching across the rear.

#### SETTING THE SCENE

Set back from the road with a brick walled frontage, ample parking and turning space is provided, with a

large, shingled expanse and various planted borders. Tandem parking leads up the drive to the garage and rear garden.

#### THE GRAND TOUR

The uPVC double glazed front door takes you to a porch entrance, with double doors into the hall entrance - complete with tiled flooring. To your left the sitting room leads off, complete with fitted carpet, electric storage heating and uPVC double glazed window to front. The kitchen sits opposite with space for a breakfast table, whilst a range of wall and base level units sit to one side, including a solid fuel Rayburn, tiled splash backs and flooring. The utility room stretches across the rear, also doubling as a garden/dining room space, with a further range of wall and base level units, room for white goods, and tiled flooring running underfoot. The wet room sits beyond, with a walk-in shower area, tiled splash backs and flooring. The inner hall is carpeted, with stairs rising to the first floor. All three bedrooms lead off the landing and are laid with carpet, whilst two of the bedrooms offer extensive storage and wardrobe space.

#### THE GREAT OUTDOORS

Outside the garden is fully enclosed with timber panelled fencing, whilst a patio stretches across the rear. A pathway leads down the centre, with beds ready for cultivating, seeding or turf. Various outbuildings can be found, with a greenhouse and garage.



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### 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. Multiple local schools 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 2XR

What3Words : ///richest.tangling.informal

### VIRTUAL TOUR

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

**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:



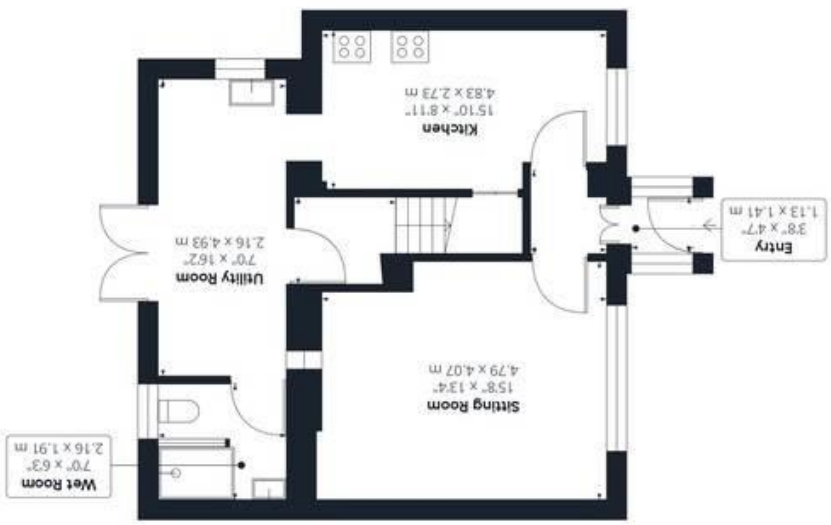
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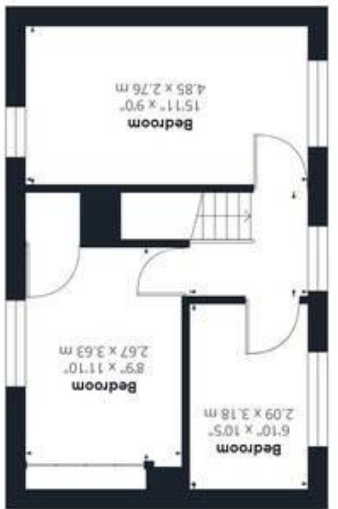
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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™  
1097.87 ft.<sup>2</sup>  
102 m<sup>2</sup>

