

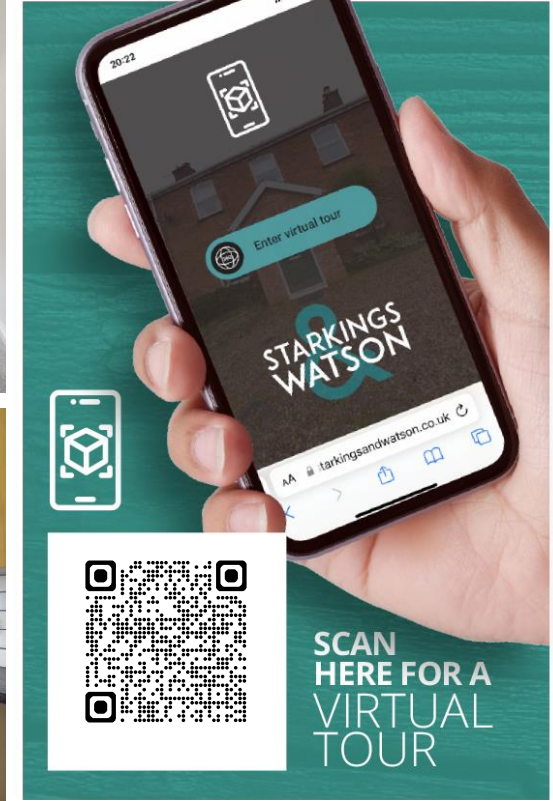
PATRICK ROAD

Long Stratton, Norwich NR15 2PR

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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- No Chain!
- Extended & Detached Family Home
- Sweeping Drive & Garage
- Enclosed Gardens
- Refreshed Interior
- Two Reception Rooms
- Four Bedrooms
- W.C, En Suite & Bathroom

IN SUMMARY

NO CHAIN. Occupying a PROMINENT POSITION, this extended and detached family home extends to over 1140 Sq. ft (stms). With a SWEEPING DRIVEWAY to the side, access leads to the GARAGE and ENCLOSED REAR GARDEN. Inside, the INTERIOR has been REFRESHED and RE-DECORATED, whilst benefiting from an OPEN PLAN FEEL. The hall entrance leads to the W.C and 23' SITTING ROOM with FRENCH DOORS to rear. A door leads to the inner hall, with an opening to the 16' KITCHEN/BREAKFAST ROOM. The GROUND FLOOR STUDY could of course also be a bedroom. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom with EN SUITE, and further SPACIOUS FAMILY BATHROOM. Outside, the GARDENS wrap around the property, with access to the oil tank and GARAGE.

SETTING THE SCENE

Fronting the road on a corner plot, a lawned frontage sweeps to the side, where the driveway offers ample parking and access to the garage. A pathway leads to the covered entrance.

THE GRAND TOUR

The uPVC double glazed front door leads you into the hall entrance, with a barrier mat underfoot, and a door leading to the cloakroom - complete with a white two piece suite, tiled splash backs and flooring. Heading into the sitting room, this spacious dual aspect room includes a window to front and French doors to the rear garden. The kitchen is open plan, also a great size with tiled flooring flowing underfoot for ease of maintenance. The kitchen units run in a u-shape, with tiled splash backs, inset electric ceramic hob and built-in electric double oven. Space is provided for further white goods, with a window to side, and door to the inner hall. The inner hall also leads off the sitting room, with stairs to the first floor and storage below. The ground floor study is carpeted, with a window to side, and oil fired central heating boiler. Heading upstairs, the carpeted landing leads to the four bedrooms, two of which include built-in wardrobes. The main bedroom faces to front and includes an en suite shower room, tiled splash backs and wood panelling. The family bathroom completes the property, being a great size, with a three piece suite, wood panelling and tiled effect flooring.

THE GREAT OUTDOORS

The lawned gardens can be found to the side and rear, enclosed with timber panelled fencing, and with space for the borders to be planted. A patio extends from the rear, leading to the oil tank and side gate, with a door into the garage. The garage also offers an up and over door to front.



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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. 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 2PR

What3Words : ///plot.saturnate.spearing

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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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^m
 1144.17 ft²
 106.3 m²

