

ST. MARYS ROAD

Long Stratton, Norwich NR15 2TT

Freehold | Energy Efficiency Rating : TBC

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

**FOR SALE**  
**PROPERTY**



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'.



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- No Chain!
- Detached Chalet Style Home
- Private Driveway, Parking & En Bloc Garage
- Close to 1100 Sq. ft (stms)
- 21' High Specification Kitchen
- 18' L-Shaped Sitting Room
- 3/4 Bedrooms
- W.C & Shower Room

#### IN SUMMARY

NO CHAIN. EXTENDED and MODERNISED, this DETACHED CHALET occupies a REMARKABLE and RARE PLOT with close to 1100 Sq. ft (stms) of accommodation within. With a FLEXIBLE LAYOUT, DRIVEWAY and GARAGE, whilst the property is situated on a residential footpath, with its own PRIVATE ACCESS. Each room is SIZEABLE and SPACIOUS, including the porch entrance, 18' L-SHAPED SITTING ROOM, bedroom/study, W.C, utility room and 21' KITCHEN/BREAKFAST ROOM - completed to a HIGH SPECIFICATION with INTEGRATED APPLIANCES and GARDEN ACCESS. Upstairs, TWO DOUBLE BEDROOMS lead off the landing - the main bedroom with BUILT-IN WARDROBES and a concealed STUDY/DRESSING ROOM or FURTHER THROUGH BEDROOM. The SHOWER ROOM completes the property. Outside, the GARDENS are a fantastic size with huge potential, including the hard standing parking area. Exterior RAINWATER GUTTERS and soffits have been recently replaced to ensure the property is well presented.

#### SETTING THE SCENE

Accessed via a pedestrian footpath or the rear driveway, a hard standing footpath leads to the gated rear garden

and main entrance door.

#### THE GRAND TOUR

A large hall entrance with wood effect flooring and built-in storage can be found, with a door taking you into the L-shaped sitting room complete with a feature fireplace, wood effect flooring and sliding patio doors onto the rear garden. Leading off is a ground floor bedroom or study space, also finished with wood effect flooring and a uPVC double glazed bay window to front. The inner hallway includes a range of storage and carpeted stairs to the first floor landing, along with a ground floor W.C with a white two piece suite, Aqua board splashbacks and storage under the sink unit. Leading from the hall entrance, the kitchen/breakfast room can be found with a newly fitted range of wall and base level units, including matching-up stands and integrated cooking appliances including an inset electric ceramic hob, built-in eye level electric oven, microwave combination, warming drawer and coffee machine - with space provided for an American style fridge freezer and an integrated dishwasher included. Tiled effect flooring runs underfoot with a window to side and French doors to the rear patio. There is ample space for a breakfast table whilst the breakfast bar is currently installed and undercover lighting runs around the work surfaces. Completing the ground floor is the utility space, with further storage, room for laundry appliances, door to the rear garden and the floor standing oil fired central heating boiler. Heading upstairs the carpeted landing includes built-in storage and loft access hatch with doors leading to both bedrooms and the shower room. The second bedroom is finished with wood effect flooring and a window to side with the shower room offering a modernised white three piece suite including Aqua



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board splashbacks, storage under the sink unit and a heated towel rail. The main bedroom offers a feature wood panelled wall with wood effect flooring and sliding wardrobe doors offering a concealed wardrobe and further bedroom or dressing room interconnected - with wood effect flooring and uPVC double glazed window.

#### THE GREAT OUTDOORS

The rear gardens start with a patio area leading from the kitchen, opening up to the main lawned expanse which can be found wrapping around the side and rear of the property. Space is provided for a patio or decked area to be installed, leading from the utility room where the oil tank can be found and footpath which leads to the main driveway and storage. The garden is enclosed with timber panel fencing to all sides, with gated access to the front pedestrian access and an open access to the side driveway and concrete hard standing. The en-bloc garage can be found at the end of the driveway with an up and outdoor to front.

#### 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 2TT

What3Words : ///ignore.blunt.phantom

#### 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.

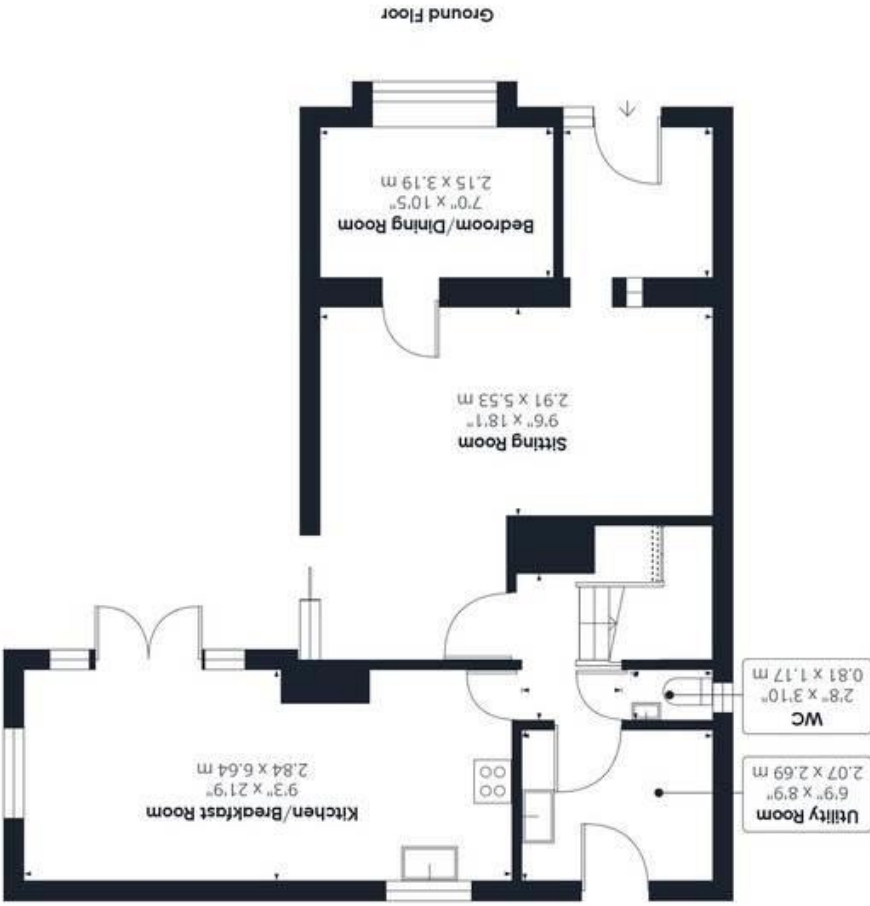
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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

Reduced headroom: Below 5 ft/1.5 m

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

- 1093.6 ft<sup>2</sup>
- 101.6 m<sup>2</sup>
- Reduced headroom: 33.99 ft<sup>2</sup>
- 3.16 m<sup>2</sup>