



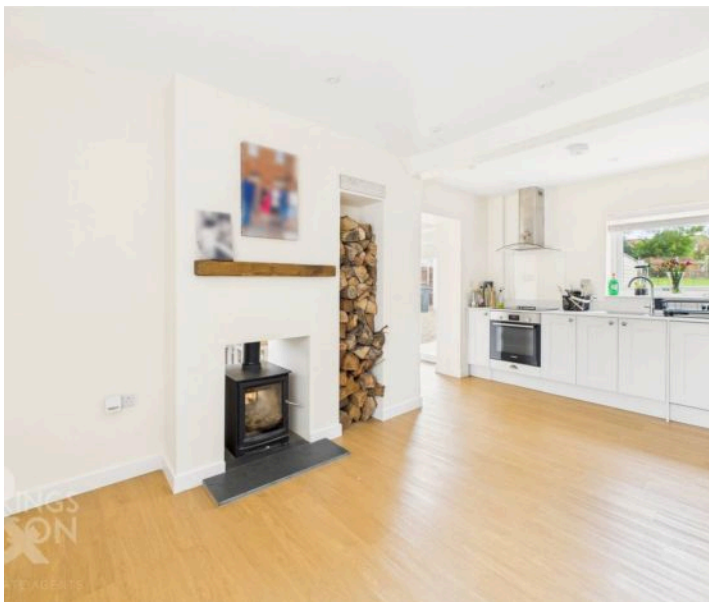
Swan Lane, Long Stratton - NR15 2XN



Swan Lane

Long Stratton, Norwich

NO CHAIN. Situated in the heart of a bustling community and occupying a 0.22 ACRE PLOT (stms), this STUNNING PROPERTY has been FULLY UPDATED and MODERNISED, boasting a range of fantastic features, including a WOODBURNER in the inviting dual aspect SITTING ROOM. The property has been fully renovated and updated to include a NEW ROOF, RE-WIRING and RE-PLUMBING, offering over 1000 sq. ft of accommodation across two floors. The SPACIOUS DUAL ASPECT KITCHEN and FAMILY/DINING ROOM are flooded with light, thanks to the FRENCH DOORS that open up to the large garden, with WC also found downstairs. Upstairs, THREE BEDROOMS lead off the landing with storage within the two larger, and a FAMILY BATHROOM complete with a shower, finish the top floor. The rear GARDEN has been thoughtfully landscaped, featuring a PATIO AREA perfect for al fresco dining, with a shingle driveway leadings to the garage building, providing ample storage space for all your needs.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Updated & Fully Renovated
- Over 1000 Sq. ft (stms) of Accommodation
- Approx. 0.22 Acre Plot (stms)
- Dual Aspect with Sitting Room
- Kitchen & Family/Dining Room with French Doors
- Three Bedrooms
- Walking Distance to Local Amenities & Schooling

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.

SETTING THE SCENE

Set back from the road and approached via a large sweeping shingle driveway, ample off road parking can be found in front with gated access into the rear garden and garage building. A front timber fence encloses the boundary with an attractive porch entrance leading inside.



THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring and stairs rising to the first floor landing, with storage space below and doors leading to the main living space, kitchen and ground floor W.C. The sitting room boasts dual aspect views with a feature cast iron woodburner creating a focal point to the room, with fitted carpet running underfoot. The W.C has been re-fitted with a white two piece suite including useful storage under the hand-wash basin and a heated towel rail to complete the look. The kitchen itself is big enough to house a dining table with an L-shaped arrangement of wall and base level units offering ample storage with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with glass splash-back and extractor fan above with quartz work surfaces on top of the units. The kitchen includes integrated appliances with the fridge freezer and dishwasher built-in. Dual aspect views can be enjoyed to front and rear with a feature cast iron woodburner to one side and an open aspect to the adjacent dining/family room which extends the living space. This triple aspect room offers a versatile space with a feature cast iron woodburner creating a focal point into the room with ample room for soft furnishings or a dining table, whilst a further range of storage has been created to offer a utility or laundry area with space for a washing machine and tumble dryer with work surface above. French doors lead out to the garden, offering an excellent flow during the summer months.

Heading upstairs, the carpeted landing enjoys garden views to the rear and a built-in storage cupboard with doors taking you to the three bedrooms. The largest bedroom includes a front facing uPVC window and built-in storage cupboard with the second bedroom also enjoying a useful built-in storage cupboard.

The third bedroom sits to the rear of the property with garden views beyond whilst the family bathroom completes the property with a white three piece suite including a shaped panelled bath with feature splashbacks, mixer shower tap, storage under the hand wash basin and heated towel rail.

FIND US

Postcode : NR15 2XN

What3Words : ///composers.cement.vine

VIRTUAL TOUR

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



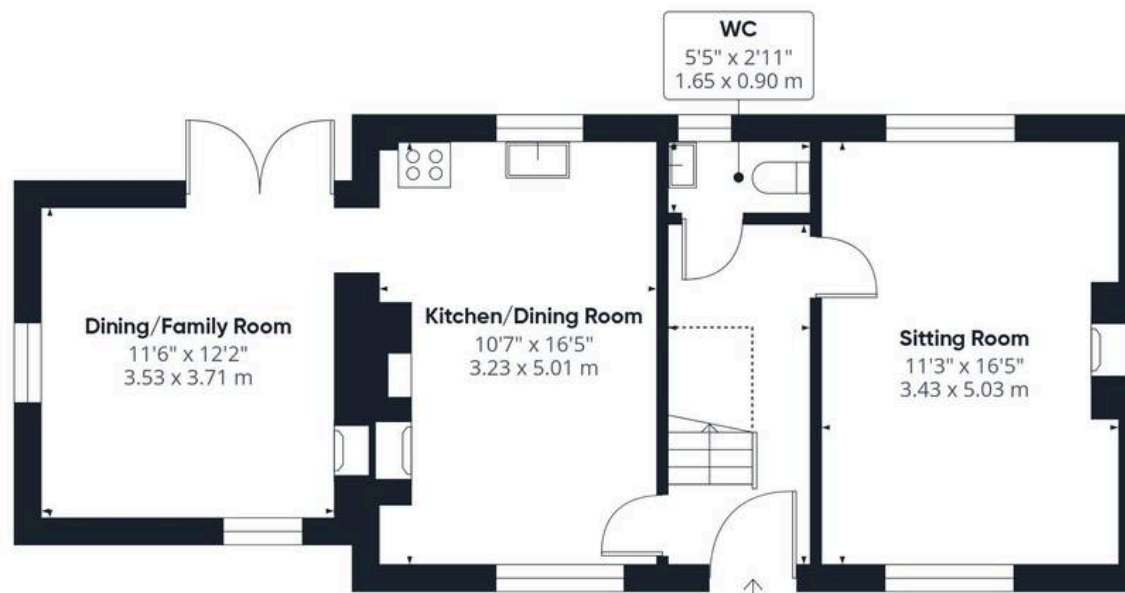




THE GREAT OUTDOORS

The rear garden has been landscaped to incorporate a patio area at the rear of the property whilst a single driveway continues from the side five bar gate leading to the garage building and gardens beyond. Enclosed with a mixture of timber panel and wire fencing, the garden includes a variety of mature shrubbery and hedging whilst being mainly laid to lawn and offering huge potential for a keen gardener. The garage building offers storage with an up and over door to front, door to side, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1002 ft²
93.1 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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