



Chapel Avenue, Long Stratton - NR15 2TE

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## Chapel Avenue

Long Stratton, Norwich

IN SUMMARY Guide Price £260,000-£270,000. This UPDATED and MODERNISED semi-detached home presents a superb opportunity for those seeking a STYLISH, MOVE-IN READY property. Step into a welcoming PORCH and HALL ENTRANCE, complete with convenient built-in STORAGE, setting the tone for the practical layout throughout. The spacious 20' SITTING/DINING ROOM offers an inviting environment for relaxation or entertaining, seamlessly connecting to a REPLACEMENT CONSERVATORY with elegant FRENCH DOORS to the GARDEN. The conservatory provides a bright, versatile space overlooking the garden, ideal for year-round enjoyment. The HIGH GLOSS fitted KITCHEN is equipped with integrated appliances, ensuring a sleek and functional cooking environment. Comfort is assured with a recently installed LPG central heating boiler (fitted in 2024), providing efficient warmth throughout the seasons. Upstairs, THREE well-proportioned BEDROOMS offer flexible accommodation for families or guests. Outside, the garden can be enjoyed from the expansive patio area, which extends across the width of the home and is perfect for alfresco dining or relaxing in the sun. The main garden is laid to lawn, offering plenty of space for children to play or for keen gardeners to create their ideal outdoor retreat. Enclosed by timber fencing, the garden ensures privacy and security. A tandem driveway provides ample off-road parking and leads to a detached GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D

- Updated & Modernised Semi-Detached Home
- Porch & Hall Entrance with Storage
- 20' Sitting/Dining Room
- Newly Upgraded Conservatory with French Doors
- 2025 Installed LPG Central Heating Boiler
- High Gloss Fitted Kitchen with Appliances
- Three Bedrooms
- Large Lawned Garden with Tandem Drive & Garage

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

The property is approached via a shingle frontage with a tarmac driveway offering off road parking for several vehicles with access leading to the single garage.



## THE GRAND TOUR

Once inside, the porch and hall entrance offers a carpeted meet and greet space with stairs rising to the first floor landing, with a useful built-in storage cupboard below. Doors lead off to the kitchen and main living space - fully open plan and laid out as a sitting/dining room. Wood effect flooring flows underfoot with a front facing window and sliding patio doors leading to the conservatory beyond newly replaced in 2025 - extending the living space including full height windows to rear. French doors open up to the rear garden with wood effect flooring underfoot. The kitchen offers a high gloss range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob, and built-in eye level electric double oven and microwave above. A fridge freezer is integrated, along with a range of useful storage drawers with a washing machine built-in. Door leads out into the rear garden, where the garage can be found.

Heading upstairs, the carpeted landing leads to the three bedrooms and family bathroom - with each of the bedrooms finished with fitted carpet and uPVC double glazing, with a smaller bedroom including a useful built-in storage cupboard over the stairs.

The family bathroom offers a three piece suite with storage under the hand-wash basin and a panelled bath with a shower and glazed shower screen over. Attractive contrasting tiled splash-backs run around the room with tiled flooring underfoot.

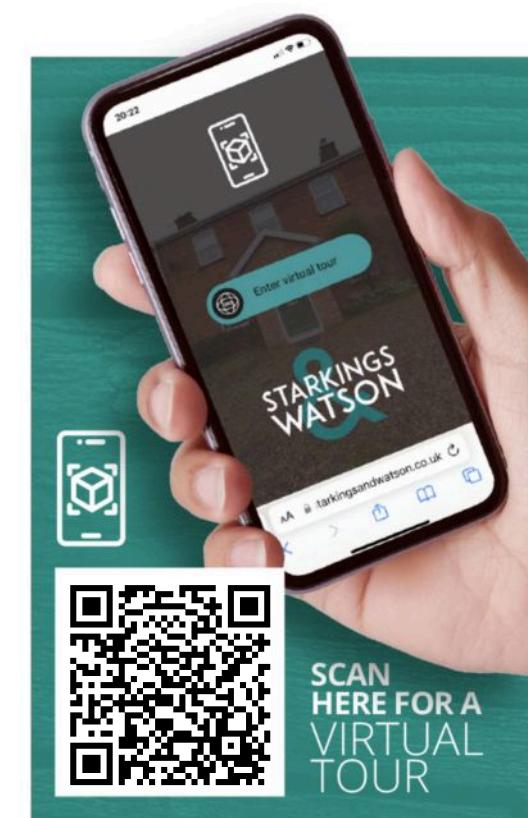
## FIND US

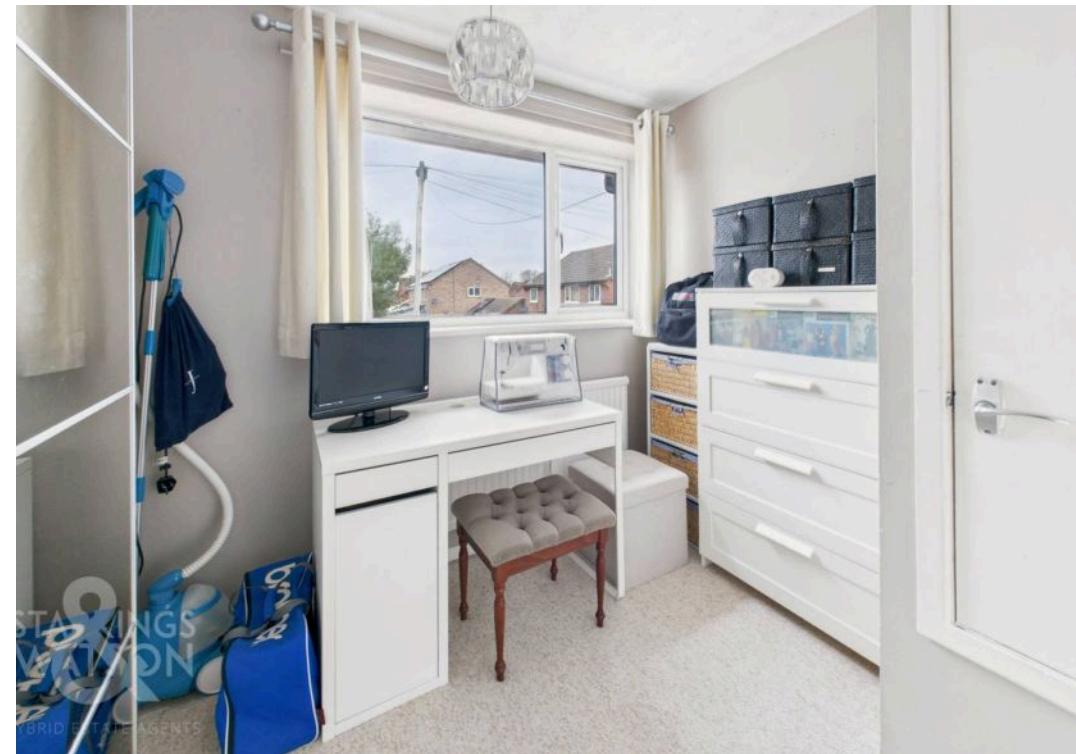
Postcode : NR15 2TE

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## VIRTUAL TOUR

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

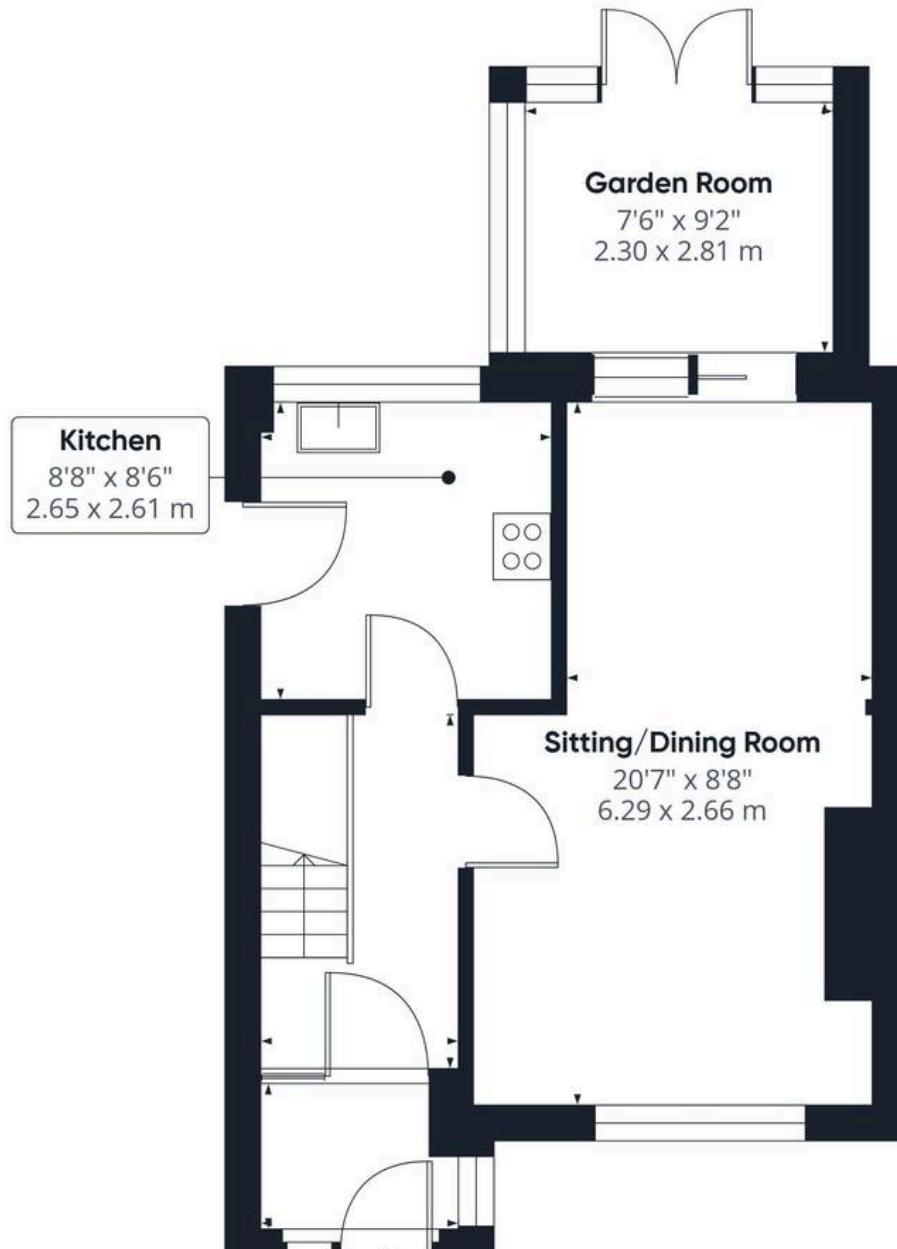




## THE GREAT OUTDOORS

Heading outside a patio area extends across the width of the property, with the main garden laid to lawn, with enclosed timber fence boundaries and access to the garage. The garage offers an up and over door to front, door to side, power and lighting.





Approximate total area<sup>(1)</sup>

758 ft<sup>2</sup>  
70.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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