



Flowerpot Lane, Long Stratton, Norwich, Norfolk NR15 2SZ

OCCUPYING A MOST PLEASING POSITION WITH DELIGHTFUL VIEWS OVER THE RURAL COUNTRYSIDE THIS SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE IS JUST A SHORT STROLL AWAY FROM THE CENTRE OF THE VILLAGE. FURTHER BENEFITING FROM GOOD OFF-ROAD PARKING AND SINGLE GARAGE.

Guide Price - £220,000 - £230,000

Energy Rating - D



Situation

Located to the west of Long Stratton the property is well situated upon Flower pot Lane enjoying a pleasant rural outlook to the front over the open countryside and yet is still within short walking distance of the centre of the village. The thriving and well established village of Long Stratton itself, is found within mid Norfolk lying just 12 miles to the south of Norwich and offers a diverse range of day to day amenities and facilities with excellent schooling. A further more extensive range of amenities and facilities can be found within the historic market town of Diss lying 13 miles to the south of the village and with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

Description

The property comprises of a four bedroom detached family home, having originally been built in the late 1970's and is of traditional brick and block cavity wall construction under an interlocking tiled roof. Over the years the property has been well maintained and has had the benefit of replacement sealed unit upvc double glazed windows and doors, (in a light wood effect finish), whilst being heated by an oil fired central heating boiler via radiators. Internally the property is presented in a good condition and enjoys from having solid pine four panel internal doors throughout with a modern and upgraded kitchen with solid wood worktops and fitted Range style oven included within the sale. At first floor level there are four good size bedrooms all benefiting from having built-in storage cupboard space and with particular notice drawn to the master bedroom, entertaining most delightful and elevated views over the open countryside to the southerly aspect.

Externally there is a modest area of gardens to the front interspersed with herbaceous plants and shrubs, being enclosed by picket fencing. To the rear the gardens enjoy a part westerly aspect taking in all of the afternoon sun and are of a good size being some 17.5m in length and 9.85m (57' 4" in length and 32' 3") in width. To the rear boundaries there is the benefit of a single garage and off-road parking with enough space for several cars, (which is accessed off Flowerpot Lane onto St Leger Road and then left onto Spinney Close).

The accommodation in brief comprises:

* ENTRANCE PORCH * CLOAKROOM/WC * KITCHEN/DINER * UTILITY AREA * RECEPTION ROOM * FOUR BEDROOMS * BATHROOM *

ENTRANCE PORCH: (2.31m x 0.91m) (7' 6" x 3') Accessed via upvc double glazed door to front, stairs rising to first floor level, access through to the kitchen/diner, secondary door giving access through to the cloakroom/wc.

CLOAKROOM/WC: (2.14m x 0.75m) (7' x 2' 5") With frosted window to side. Comprising of low level wc and vanity hand wash basin with storage cupboard below. Further housing the oil fired central heating boiler.

KITCHEN/DINER: (6.30m x 2.23m extending to 3.42m) (20' 8" x 7' 3" extending to 11' 2") An L shaped room being of a particularly good size and enjoying views over the rear gardens. The kitchen area has a good range of wall and floor mounted unit cupboard space with part marble effect roll top work surface over and secondary work surface being of solid Oak with inset Butler sink and mixer tap above. Good space for integrated appliances and a particular feature of the kitchen is the Range style leisure oven with four ring electric hob and double oven and grill below. A deep storage cupboard beneath the stairs is found to the side. French double doors open through to the main reception room. Further external door giving access through to the utility area.

UTILITY AREA: (1.26m x 5.98m) (4' 1" x 19' 7") Of non-standard construction and with an upvc roof. Further access via two upvc double glazed doors to the front of the property and also to the rear. Space for tumble dryer. Tiled flooring.

RECEPTION ROOM: (3.65m x 6.30m) (12' x 20' 8") A bright and spacious double aspect room with views to the front and rear of the property. French double doors opening onto the rear patio area and gardens beyond. A particular feature of the room is the ornate fireplace being an attractive Briquette working fireplace with inset cast iron wood burning stove upon a tiled hearth.

FIRST FLOOR LEVEL:

LANDING: (4.39m x 0.75m) (14' 4" x 2' 5") With window to the eastern aspect. Built-in airing cupboard housing hot water cylinder and shelving above. Further providing access through to the four bedrooms and family bathroom.



BEDROOM ONE: (2.91m x 3.37m) (9' 6" x 11') Well-proportioned good size double bed master bedroom found to the front of the property enjoying elevated views over the fields to the south. Further benefiting from having two built-in storage cupboards.

BEDROOM TWO: (3.29m x 2.53m) (10' 9" x 8' 3") Another good size double bedroom found to the rear of the property and having the benefit of built-in double storage cupboard.

BEDROOM THREE: (2.44m x 2.05m) (8' x 6' 8") Again found to the rear of the property. Benefiting from single built-in storage cupboard to side.

BEDROOM FOUR: (2.88m x 1.92m) (9' 5" x 6' 3") Found to the front of the property and enjoying views to the south. Further having the benefit of a built-in storage cupboard to side. Further having been adopted to create a single bed over the stairs maximising internal space within the room.

BATHROOM: (1.64m x 2.25m) (5' 4" x 7' 4") With frosted window to rear. The bathroom being presented in an excellent condition comprises of a bath with shower attachment over, separate shower cubicle to side with electric shower. Low level wc and wash hand basin. Part tiled.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at the Long Stratton office on 01508 531331.

OUR REF: L0446

DIRECTIONS: (From our Long Stratton office proceed south along the street until reaching the traffic lights turning right onto Flowerpot Lane itself. Proceed west up and along Flowerpot Lane. On coming towards the top of the hill look for your second proper turning right onto St Leger. Proceed along St Leger taking your first available turning on your left onto Spinney Close. Proceed along Spinney Close to which the parking will be found to the rear of the property. The agent advises the property fronts Flowerpot Lane however for ease of parking and access the Agent advises parking at the rear of the property which backs onto Spinney Close.

Visit our website: www.whittleyparish.com

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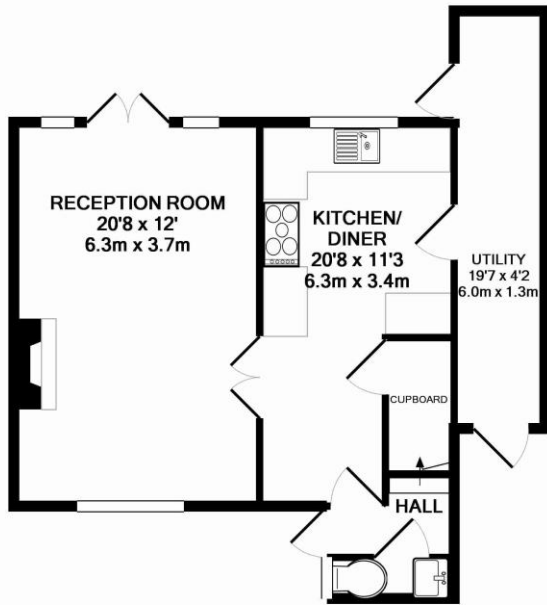
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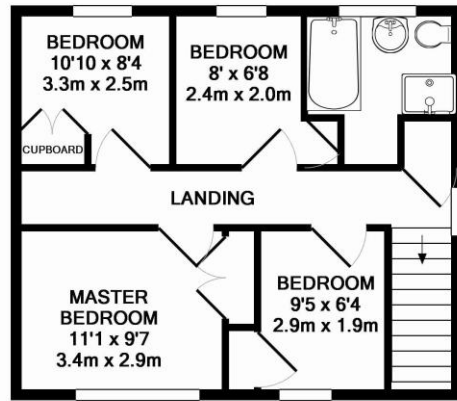
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GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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