



# Whittley Parish

The Street, Long Stratton, Norwich, NR15 2AH

Asking Price of £149,995



01508 531331

[www.whittleyparish.com](http://www.whittleyparish.com)

# Property Features

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- Brand new windows
- New electrics and heating
- New kitchen
- New bathroom
- Completely refurbished throughout
- Walking distance to village centre
- Council Tax Band A
- Freehold
- Energy Efficiency Rating E.

## Full Description

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Situated in the heart of the village the cottage is within short walking distance of the village centre and has excellent access to public transport links. The popular village of Long Stratton is situated within the beautiful countryside of mid Norfolk, lying ten miles to the south of Norwich and some twelve miles to the north of Diss. The village still retains a strong and active local community and offers an extensive and diverse range of many day to day facilities to include excellent schooling, doctor's surgery, library, leisure centre, independent retailers, cafes, public houses and restaurants.

The cottage has been completely refurbished and now offers a charming and characterful home in a brand new condition throughout. The accommodation comprises of a sitting room with an exposed brick fireplace, kitchen with integrated appliances, bathroom and two good sized bedrooms. The property also benefits from uPVC double glazed windows and doors and brand new electric heating.

### **SITTING ROOM** 12' 11" x 11' 3" (3.94m x 3.45m)

Accessed via the front door, wooden plank effect laminate floor, exposed brick fireplace, built in bookcase/storage cupboard, stairs rising to the first floor, understairs storage cupboard, step up to:-

### **KITCHEN** 12' 11" x 6' 5" (3.94m x 1.98m)

Gloss wall and base units with worksurface over, stainless steel single drainer sink unit with mixer tap, dishwasher, plumbing for washing machine, built-in oven, ceramic hob with extractor fan over, continued wooden plank effect laminate floor, side aspect window, opening through to:-





**REAR LOBBY**

With continuing wooden plank effect laminate floor, door to cupboard housing brand new hot water cylinder, velux window, upvc rear door and further door to:-

**BATHROOM** 5' 5" x 4' 7" (1.66m x 1.41m)

Three piece suite in white comprising bath with tongue and groove panel and electric shower over, low level WC, wall hung hand wash basin, heated towel rail, rear aspect frosted window.

**STAIRS TO FIRST FLOOR**

With brand new carpet and solid oak internal doors giving access to both bedrooms.

**BEDROOM ONE** 12' 10" x 9' 10" narrowing to 6'5" (3.93m x 3.01m narrowing to 1.97m)

With continuing wooden plank effect laminate floor and rear aspect window.

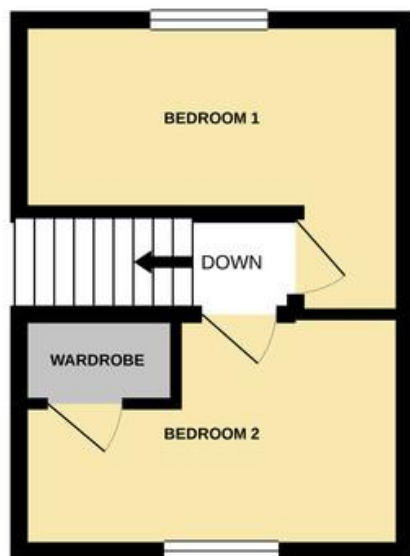
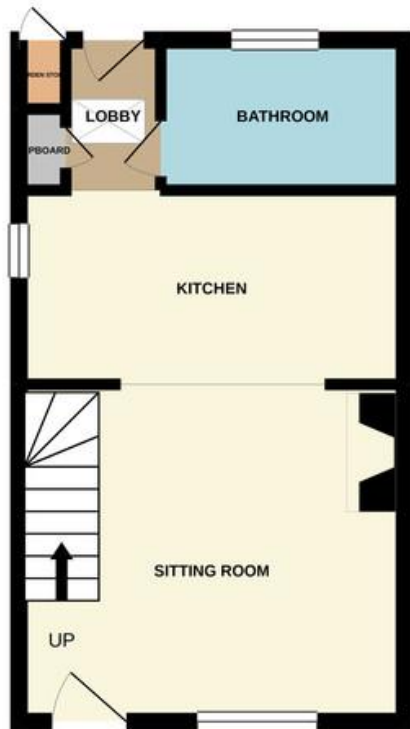
**BEDROOM TWO** 13' 0" x 7' 11" x narrowing to 4'10" (3.98m x 2.42m narrowing to 1.48m)

With continuing wooden plank effect laminate floor, over stairs wardrobe storage cupboard and front aspect window.

**OUR REF: LO783**



GROUND FLOOR



Beatrix Potter Cottage  
The Street  
Long Stratton  
Norwich  
NR15 2XJ

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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