



# Whittley Parish

Norwich Road, Long Stratton, Norwich, NR15 2PX

Guide Price of £300,000 - £325,000





# Property Features

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- No onward chain
- Three bedrooms (two of which are double)
- Conservatory
- Spacious lounge/diner
- Private rear gardens
- Garage
- Ample driveway parking
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E.

## Full Description

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Found upon Norwich Road the property benefits from being within short walking distance of local amenities, whilst being set back from the road and providing ample off-road parking leading upto an attached garage. The thriving and attractive 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 amenities and facilities, with excellent schooling, doctor's surgery and good transport links etc.

The property comprises of a traditional styled three bedroom detached bungalow with well proportioned rooms and a large conservatory to the rear. The property has been well maintained and has had replacement kitchen and bathroom during the current occupiers ownership. Further benefitting from upvc double glazed windows and doors and being heated via radiators from an oil fired central heating boiler located in the garage.

Externally there is ample parking to the front upon a hardstanding driveway which leads to a single garage with up and over door, power and light. The rear gardens are mainly laid to lawn with mature and colourful borders. Steps down give access to a large patio area abutting the rear of the property providing a pleasant area for alfresco dining. The rear garden is totally enclosed and offers a good degree of privacy within.



**ENTRANCE PORCH** gives access to:-

### **HALLWAY**

L-shaped with laminate flooring, space for coats and boots, access hatch to loft space, double width built-in airing cupboard with pre lagged cylinder and slatted shelving, doors to all rooms.

**LOUNGE/DINER** 25' 9" x 11' 3" (7.85m x 3.43m)

Dual aspect room with plenty of natural light, feature brick fireplace with woodburner set upon a tiled hearth, continued laminate flooring, patio doors giving access to:-

**CONSERVATORY** 19' 3" x 8' 2" (5.88m x 2.50m)

Of brick base construction, plumbing for washing machine, french doors giving access to the patio and rear gardens beyond.

**KITCHEN** 9' 3" x 8' 9" (2.83m x 2.67m)

Fitted kitchen comprising of cream coloured wall and base units with wood effect worksurfaces over, stainless steel sink unit with mixer tap, built-in oven, ceramic hob with extractor fan over, space for upright appliance, wood effect laminate flooring, rear aspect window and door to the conservatory.

**BEDROOM ONE** 12' 9" x 9' 0" (3.91m x 2.75m)

Found to the front of the property and being a generous double bedroom.

**BEDROOM TWO** 12' 9" x 8' 3" (3.91m x 2.52m)

Again found to the front of the property and being another double bedroom however currently being used as a dressing room.

**BEDROOM THREE** 12' 7" x 7' 2" (3.86m x 2.19m)

Found to the rear of the property with views over the garden.

**BATHROOM** 8' 11" x 6' 11" (2.72m x 2.13m)

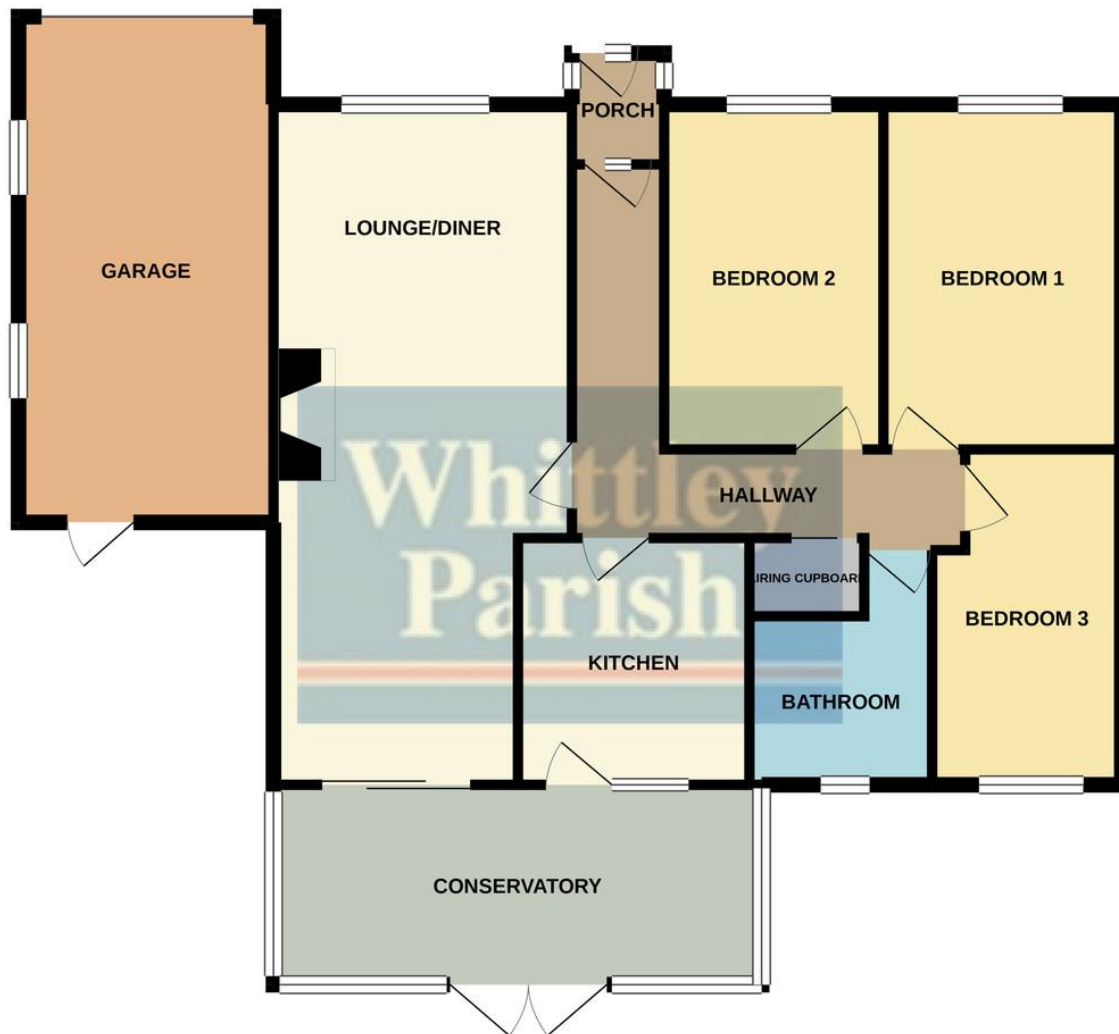
Three piece suite in white comprising low level WC, hand wash basin set upon a vanity unit, bath with shower over and glass shower screen, tiled floor, rear aspect frosted window.

**OUR REF: LO786**





GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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