



**Norwich Road, Long Stratton, Norwich, NR15 2PQ**  
**Guide Price £190,000 - £200,000**



**NO ONWARD CHAIN** - A spacious two bedroom period cottage, benefiting from extensive off-road parking, x2 double bedrooms and within walking distance of amenities.

# Norwich Road, Long Stratton, Norwich

## Key Features

- Character and charm
- X 2 Double bedrooms
- No onward chain
- Extensive off-road parking
- Walking distance to amenities
- Over 600 sq ft
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

## SITUATION

Occupying a prominent position and set well back from the road, the property benefits from being within walking distance of amenities and to the open rural countryside. The popular village of Long Stratton is situated within the beautiful countryside of mid Norfolk lying some 10 or so miles to the south of Norwich and some 12 miles to the north of Diss. The village still retains a strong and active local community, retaining an extensive and diverse range of many day to day amenities and facilities including schooling, doctors surgery, library, leisure centre, independent retailers, supermarket, cafes, public houses and restaurants.

## DESCRIPTION

The property comprises a two bedroom mid terrace cottage believed to date back to the 1700's and having originally been an old coaching house, built of traditional construction with mellow red brick elevations under a pitched clay tiled roof and with replacement sealed unit upvc double glazed windows and doors. Internally the property is well presented offering spacious accommodation in excess of 600 sq ft with well proportioned rooms flooded by plenty of natural light.

## EXTERNALLY

The property is set back from the road having extensive off-road parking for a number of cars upon a shingle driveway leading up to the front aspect of the property. The main gardens lie to the rear and are predominantly laid to lawn enclosed by concrete posts and panel fencing having a good deal of privacy/seclusion within.





## Norwich Road, Long Stratton, Norwich

The rooms are as follows

**ENTRANCE PORCH:** 4' 6" x 4' 1" (1.38m x 1.27m) Access via upvc double glazed frosted door to front, tiled flooring, good space for shoes and coats and secondary door giving access through to the reception room.

**RECEPTION ROOM:** 15' 0" x 12' 0" (4.58m x 3.67m) With window to front. High floor to ceiling height accentuating the feeling of space. A particular focal point being the period fireplace with wood mantle surround and inset cast iron stove upon a tiled hearth.

**KITCHEN:** 8' 3" x 12' 4" (2.53m x 3.76m) With window to rear. Being a replaced kitchen with a good range of wall and floor unit cupboard space. Wood effect roll top work surfaces, inset stainless steel sink with drainer and mixer tap, tiled flooring and space for white goods.

**INNER HALL:** 4' 8" x 5' 4" (1.43m x 1.65m) maximum measurements including double built-in storage cupboard with Megaflo water cylinder.

**BATHROOM:** 8' 7" x 5' 4" (2.63m x 1.64m) With frosted window to rear and comprising of a three piece suite in white with panelled bath, shower over, low level wc, wash hand basin and heated towel rail.

**FIRST FLOOR LEVEL - BEDROOM ONE:** 16' 0" x 12' 0" (4.89m x 3.66m) With window to the front aspect being a large double bedroom. Built-in storage cupboard to side with chimney breast.

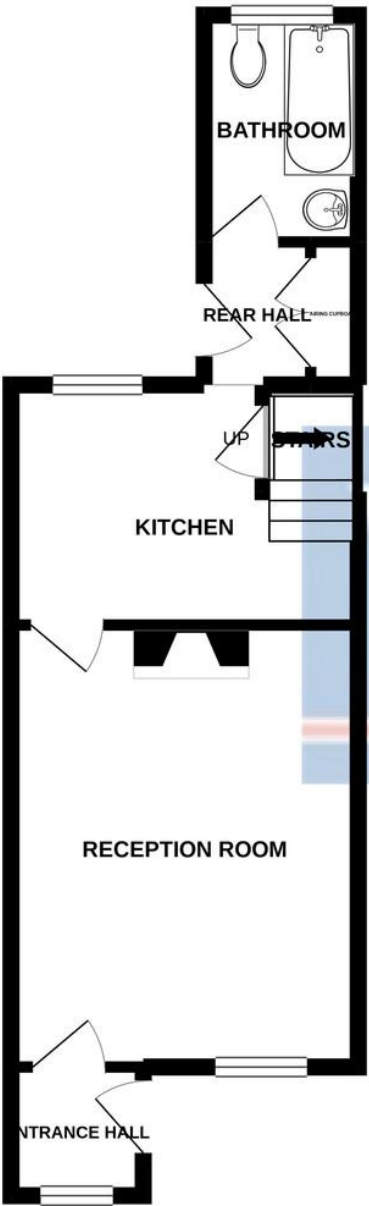
**BEDROOM TWO:** 8' 6" x 9' 4" (2.60m x 2.87m) With window to the rear aspect. Being able to cater for a double bed if required.

**OUR REF: L0804**

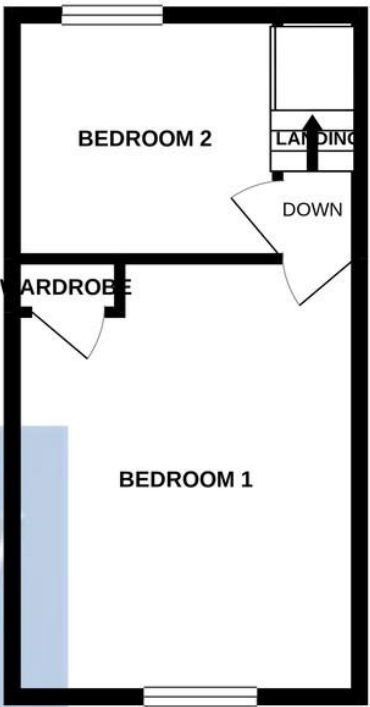


# Norwich Road, Long Stratton, Norwich

GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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