



St. Michaels Road, Long Stratton

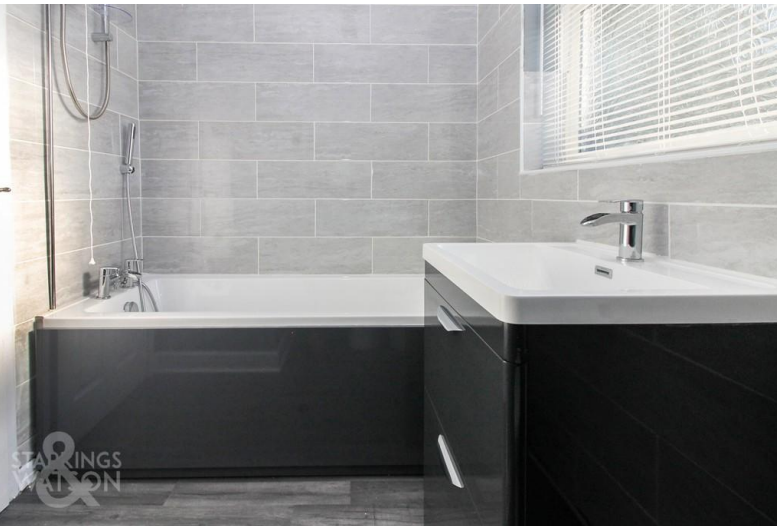
Guide Price £195,000 - £205,000 Freehold

Energy Efficiency Rating : 51

- ✓ No Chain!
- ✓ Internally Renovated & Modernised
- ✓ Newly Fitted Kitchen
- ✓ Modern Fitted Bathroom Suite
- ✓ Generous Main Reception Room
- ✓ Two Double Bedrooms
- ✓ Enclosed & Low Maintenance Rear Garden
- ✓ Off Road Parking Space



To arrange an accompanied viewing please call our Poringland Office on 01508 356456



CHAIN! This semi-detached **TWO BEDROOM** bungalow is located on the fringes of the popular village of Long Stratton. The property has been **RECENTLY RENOVATED** internally, including a **BRAND NEW FITTED KITCHEN**, a **BRAND NEW BATHROOM SUITE**, and a full **RE-DECORATION** including new **FLOOR COVERINGS**. The property now boasts a clean, fresh and modern feel to it and is in perfect **MOVE-IN CONDITION**. The accommodation comprises a main reception room, fitted kitchen, family bathroom and **TWO DOUBLE BEDROOMS**. Externally, there is well stocked front garden with pathway leading to the front door, side passage with lean-to, which in turn leads to the rear garden which is fully enclosed, paved and shingled for **EASE OF MAINTENANCE**. There is also an **OFF ROAD PARKING SPACE** to the front located within the shared parking area.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 2PJ), but to help...Entering Long Stratton from Norwich on the A140, follow the road almost through into the village taking the first major right hand turn onto St. Michael's Road. Follow

the road around the left taking the fourth cul-de-sac turning on the right. the property can then be found on the right hand side at the bottom of the cul-de-sac indicated by our for sale board.

Approached from the roadside onto a paved pathway, which in turn leads to shingled and paved front garden.

Obscure double glazed composite entrance door to:

ENTRANCE PORCH

Wood effect flooring, obscure double glazed full height window to front, door to:

SITTING/DINING ROOM

17' 8" x 10' 11" Into Bay. (5.38m x 3.33m) Fitted carpet, uPVC double glazed window to front, television point, electric storage heater, electric fire with timber surround and mantelpiece, coved ceiling, door to:

INNER HALL

Fitted carpet, built-in storage cupboard housing hot water tank, coved ceiling with loft access hatch, doors to:

KITCHEN/BREAKFAST ROOM

11' 7" x 8' 10" (3.53m x 2.69m) Newly fitted modern range of wall and base level units with solid wood work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven, wood effect flooring, space for dishwasher and fridge freezer, electric storage heater, uPVC double glazed window to front, coved ceiling, door to side lean-to and rear garden.

FAMILY BATHROOM

Newly fitted white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with mixer tap, panelled bath with mixer shower tap and electric shower, tiled splash backs, wood effect flooring, uPVC obscure double glazed window to side, coved ceiling.

DOUBLE BEDROOM

11' 8" x 10' 11" (3.56m x 3.33m) Fitted carpet, uPVC double glazed window to rear, electric storage heater, coved ceiling.

DOUBLE BEDROOM

9' x 8' 7" (2.74m x 2.62m) Fitted carpet, uPVC double glazed window to rear, electric storage heater, coved ceiling.

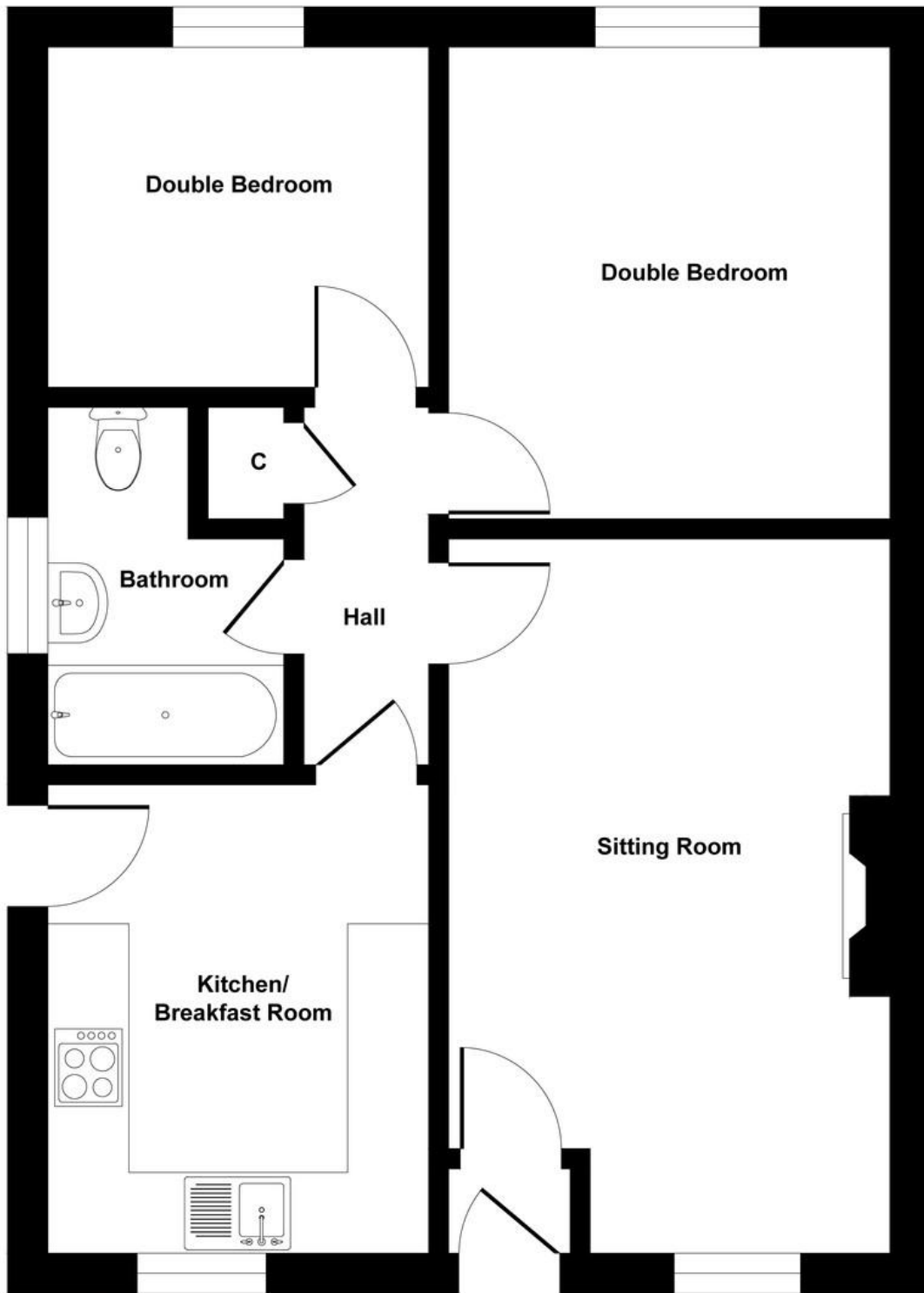
OUTSIDE REAR

Leaving from the kitchen/breakfast room door which in turn leads to the external side lean-to, there is access to the low maintenance rear garden which is completely paved and shingled. The garden is on multiple levels with various areas for planting, with a garden shed and fully enclosed timber fenced boundaries.

PARKING

Off road parking is provided to front for one vehicle - located within the shared parking area.





Floor Plan
Approximate Floor Area
621 sq. ft
(57.69 sq. m)

Approx. Gross Internal Floor Area 621 sq. ft / 57.69 sq. m

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

Centralised Hub:

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