



**Norwich Road, Long Stratton, Norwich, NR15 2PG**

**Offers in excess of £375,000**



01508 531331

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



# Property Features

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- ENERGY EFFICIENCY RATING B
- Air source heat pump
- Under floor heating
- Conservatory new in 2021
- Driveway parking
- Integral garage
- Large rear garden
- Council Tax Band C
- Freehold

## Full Description

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Enjoying a prominent setting within short walking distance of local amenities and with excellent access to main roads and transport links. 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 facilities to include excellent schooling, doctor's surgery, library, leisure centre, independent retailers, cafes, public houses and restaurants.

This individually designed family home offers spacious accommodation extending to approximately 1265 square feet and comprises of lounge, kitchen/diner, conservatory, and cloakroom to the ground floor whilst upstairs are three double bedrooms with ensuite to the master and a family bathroom. The property further benefits from sealed unit upvc double glazed windows and doors whilst being heated by a modern air source heat pump via under floor heating to the ground floor and radiators to the first floor.

Externally the property is set back off the road and is approached by a gravel drive with ample parking for several cars and leading to the integral garage with up and over door. A side access gate leads to the rear garden which is generous in size and enclosed by concrete post and panel fencing. Abutting the rear of the property is a paved patio area creating an excellent space for alfresco dining and a covered area houses the hot tub which is available subject to separate negotiation.



External porch with composite front door gives access to:

### **ENTRANCE HALL**

Oak flooring, stairs to first floor, understairs storage cupboard, oak doors to lounge, kitchen, plant room and:-

### **CLOAKROOM**

Two piece suite in white comprising wc with concealed cistern and wash hand basin set upon vanity unit with storage cupboard beneath.

### **LOUNGE** 14' 8" x 12' 9" (4.49m x 3.91m)

With continuing oak flooring and found to the front of the property with large picture window giving plenty of natural light.

### **KITCHEN/DINER** 20' 0" x 11' 4" (6.11m x 3.47m)

Contemporary fitted kitchen comprising of a comprehensive range of light grey matt finish base units with worksurfaces over, breakfast bar, stainless steel single drainer sink unit with mixer tap, integral dishwasher and washing machine, full height larder cupboards in matt black finish and matching integral fridge/freezer, four ring ceramic hob with glass splashback and stainless steel extractor fan over, eye level double electric oven, door to side and French doors giving access to the:-

### **CONSERVATORY** 16' 4" x 9' 3" (5.00m x 2.82m)

Erected in 2021 and of brick base construction with polycarbonate apex style roof and 2 x double doors giving access to the rear garden.

### **LANDING**

Oak doors to all bedrooms and 2 x storage cupboards, access to loft space.

### **BEDROOM ONE** 12' 11" x 12' 11" (3.96m x 3.95m)

Found to the front of the property with built in double wardrobe and door to:

### **ENSUITE** 8' 5" x 6' 8" (2.58m x 2.05m)

White suite comprising back to wall w.c. with concealed cistern, wash hand basin set upon vanity unit with cupboards beneath, tiled shower cubicle with pivot glass door, front aspect obscured window.

### **BEDROOM TWO** 12' 9" x 10' 4" (3.91m x 3.16m)

Found to the rear of the property with built in double wardrobe.

### **BEDROOM THREE** 9' 5" x 9' 3" (2.89m x 2.83m)

Again found to the rear of the property with views over the rear garden.

### **BATHROOM** 9' 2" x 8' 9" (2.80m x 2.68m)

Four piece suite comprising of a panelled bath with central mixer taps, inset sink set upon double drawer unit, shower cubicle with glass pivot door, low level w.c., velux roof light.

**OUR REF: LO925**





GROUND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



Whitley  
Parish  
1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



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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 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