



Field Acre Way, Long Stratton, Norwich, NR15  
2WE

Guide Price £240,000



01508 531331

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# Property Features

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- x3 Bedrooms
- Heating- Gas Central
- Single Garage
- Drainage - mains
- Walking distance to amenities
- Council Tax Band C
- No onward chain
- Freehold
- Ensuite Facilities
- Energy Efficiency Rating C.

## Full Description

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Found within the popular Churchfields development which comprises of a mixture of different types of family homes lying to the north of the village just a few minutes walk to the centre of the village and to open rural countryside. Long Stratton has proved to be a popular location over the years with a strong local infrastructure and community by way of having good schooling, independent shops, supermarket, public houses, restaurant and cafes etc. The village is found mid-way between Diss and Norwich (with Diss being approximately 12 miles to the south and Norwich respectively 12 miles to the north along the A140).

This modern 3 bedroom semi detached house was built some 20 years ago and has the benefits of sealed unit upvc double glazed windows and doors and is heated by a gas fired combination boiler via radiators. The entrance hall with a WC to the side leads to a bright and spacious kitchen as well as generous sized reception room which looks out and gives access to the rear gardens. At first level, 3 bedrooms and a bathroom are found as well as the benefit of ensuite facilities to the main bedroom.

The property is approached via a shared brick weave driveway which leads to the single garage with is directly opposite the house. The main gardens lie to the rear being predominately laid to lawn with garden shed and all enclosed by panel fencing.



## **ENTRANCE HALL**

Giving access to WC, Kitchen and Reception Room. Stairs rising to first floor level.

## **WC**

With low level WC and hand wash basin.

## **KITCHEN**

Inset electric oven and 4 ring hob, one and a half stainless steel sink drainer with mixer tap, a range of floor and wall mounted storage units and worktop space. Space for large fridge freezer, space and plumbing for washing machine and dishwasher.

## **RECEPTION ROOM**

Generous sized room with French Doors looking out and giving access to rear gardens.

## **FIRST FLOOR LANDING**

Giving access to 3 bedrooms and a bathroom. Loft hatch.

## **BEDROOM ONE**

Found to the front aspect, a spacious double bedroom with the luxury of ensuite facilities. Built in Wardrobe cupboard.

## **ENSUITE**

Shower cubicle, low level WC and hand wash basin. AC to side.

## **BEDROOM TWO**

Second bedroom found to the rear aspect of the property.

## **BEDROOM THREE**

Another bedroom found to the rear of the property overlooking the rear gardens.

## **BATHROOM**

Panelled bath with overhead shower component, low level WC and hand wash basin.

## **OUR REF- L01033**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
671.89 ft<sup>2</sup>

Reduced headroom  
19.92 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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