



St. Nicholas Close, Long Stratton, NR15 2JQ

Guide Price £270,000 to £280,000



01508 531331

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Property Features

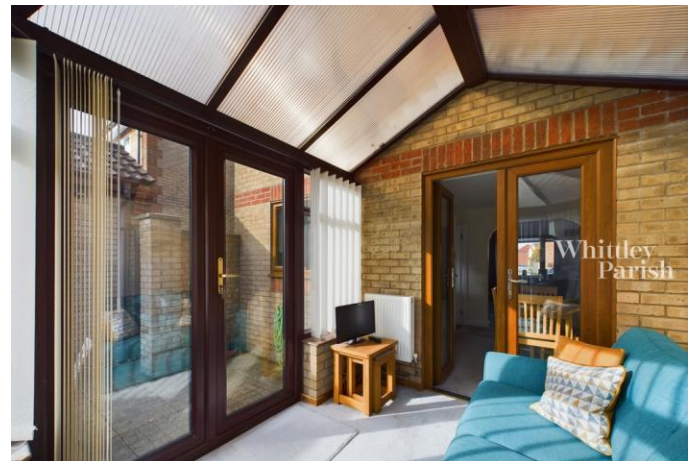
- Replacement kitchen and shower room
- En-suite shower to main bedroom
- Conservatory
- Garage and driveway parking
- Heating - oil
- Drainage - mains
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Occupying a pleasing position on the fringe of the village and close to open countryside this three bedroom property is found upon St Nicholas Close which over the years has proved to be a popular and desirable location being within walking distance from the many amenities and facilities the village of Long Stratton has to offer. Located within the beautiful south Norfolk countryside Long Stratton is situated midway between Diss and Norwich lying along the A140, Norwich being approximately twelve miles to the north and Diss being some thirteen miles to the south and further having the benefit of a mainline railway station with services to London Liverpool Street and Norwich.

The property has been upgraded and enhanced by the present owner and is presented in a most immaculate condition with redecoration and new carpets to the ground floor. The accommodation is well proportioned and comprises of kitchen, lounge, dining room, conservatory, downstairs cloakroom and to the first floor three bedrooms, with ensuite shower to the main bedroom and a family shower room.

To the front the gardens have been designed to be maintenance free, there is a large tarmac driveway giving access to a single garage with up and over door and power and light. Access to the rear is via a wooden gate leading to an enclosed area mainly laid to lawn with patio abutting the conservatory. Timber garden shed and oil tank are located to the rear of the garage.



The accommodation comprises:-

ENTRANCE HALL

Stairs to first floor. doors to lounge and cloakroom.

CLOAKROOM

Low level WC and wash basin, ceramic tiled floor.

LOUNGE

A light and bright room with window to front aspect, fireplace with timber surround, marble inset hearth and decorative electric stove, archway opening through to:

DINING ROOM

A lovely space for entertaining, double doors opening to conservatory and further door to kitchen.

CONSERVATORY

Of upvc double glazed construction upon a brick base and with double doors opening onto the rear gardens. Fitted blinds and TV Point.

KITCHEN

Replacement kitchen comprising of shaker style wall and base units with marble effect worksurfaces over and matching splashbacks, integral fridge/freezer, built-in double over, ceramic hob, inset sink with mixer tap, plumbing for washing machine, door to understairs cupboard and further door leading to the rear garden.

FIRST FLOOR LANDING

With window to side, access to loft space and built-in airing cupboard.

BEDROOM ONE

Found to the front of the property and with en-suite facilities comprising of shower cubicle and hand wash basin.

BEDROOM TWO

Another good sized double bedroom found to the rear of the property.

BEDROOM THREE

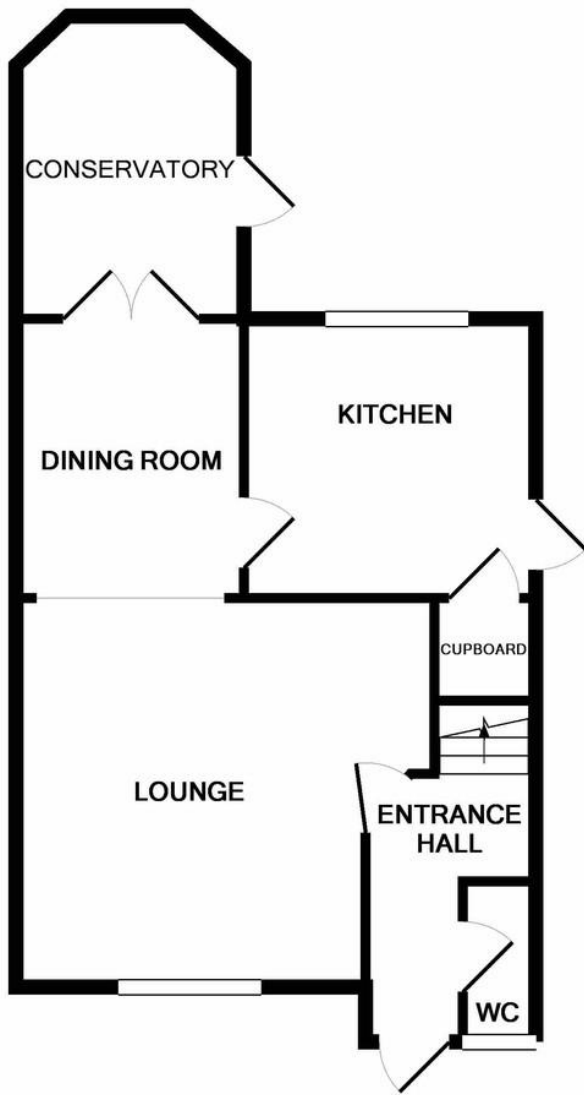
Excellent single room/nursery.

SHOWER ROOM

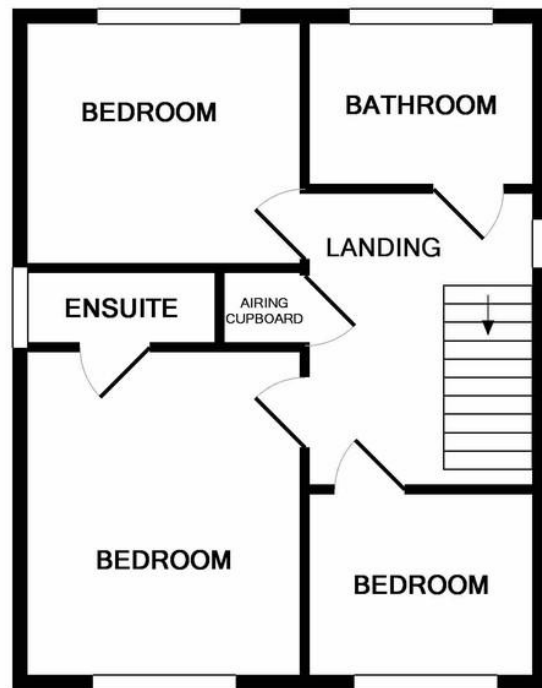
Replacement suite comprising quadrant shower cubicle, pedestal hand wash basin and WC.

OUR REF: LO1038





GROUND FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittleyparish.com
longstratton@whittleyparish.com
01508 531331

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