



# Whittley Parish

Norwich Road, Long Stratton, Norwich, NR15 2PQ

Guide Price £280,000 - £290,000



01508 531331

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

# Property Features

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- Central location
- Good access to transport links
- Character features
- Spacious accommodation
- Four double bedrooms
- Enclosed gardens
- Driveway parking for several vehicles
- Council Tax Band
- Freehold
- Energy Efficiency Rating D

## Full Description

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### SITUATION

Set well back from the road this substantial end of terrace home is within short walking distance of the village centre and has excellent access to main roads and transport links. The popular 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.

The property, having been extended to virtually double its original size, now offers spacious accommodation throughout to include four double bedrooms, two bathrooms, two reception rooms and a well fitted kitchen. There are many character features within to include exposed brickwork, wooden stripped floors, batten and brace doors and feature fireplaces. The property also benefits from hardwood double glazed windows and doors and oil fired central heating via radiators.

Externally to the front there is driveway parking for several cars and approximately 60ft x 30ft of enclosed gardens which are mainly laid to lawn and enjoy a south westerly aspect. To the rear there is a further enclosed paved courtyard area with a timber storage shed.



## ENTRANCE HALL

Accessed via a part glazed door with stairs to the first floor, exposed wooden floorboards, understairs storage space/childrens playhouse and doors to downstairs shower room, laundry/utility room, kitchen and:

## SITTING ROOM

13' 3" x 11' 11" (4.05m x 3.64m)

Feature fireplace with electric stove set upon pamment hearth with oak beam mantelpiece over, tv point, double front aspect windows enjoying views to the front garden.



## SHOWER ROOM

5' 4" x 5' 1" (1.65m x 1.55m)

Three piece suite in white comprising quadrant shower cubicle, close coupled w.c., wash hand basin set upon vanity unit, extractor fan, front aspect obscured window.



## LAUNDRY/UTILITY ROOM

Floor standing oil fired central heating boiler, plumbing for washing machine, space for tumble dryer, hanging area for drying laundry, space for water softener.

## KITCHEN

12' 2" x 12' 1" (3.72m x 3.69m)

Fitted with an extensive range of wall and base units with work surfaces over, range style electric cooker with LPG gas hob with extractor fan over, stainless steel sink unit with mixer tap over, rear aspect window, space and plumbing for dishwasher, further space for upright appliance, integral fridge with wine rack to side, double French style doors giving access to the rear courtyard.



## DINING ROOM

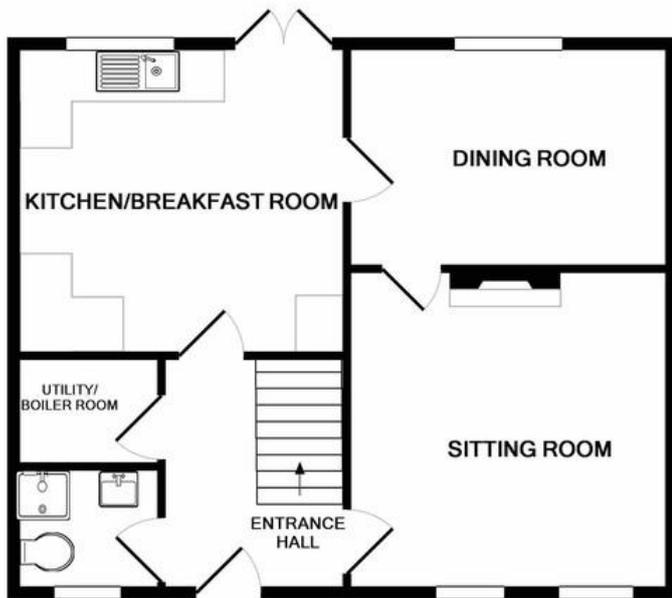
12' 2" x 9' 4" (3.73m x 2.86m)

Accessible from both the kitchen and the sitting room, rear aspect window, ample space for family size table and chairs.

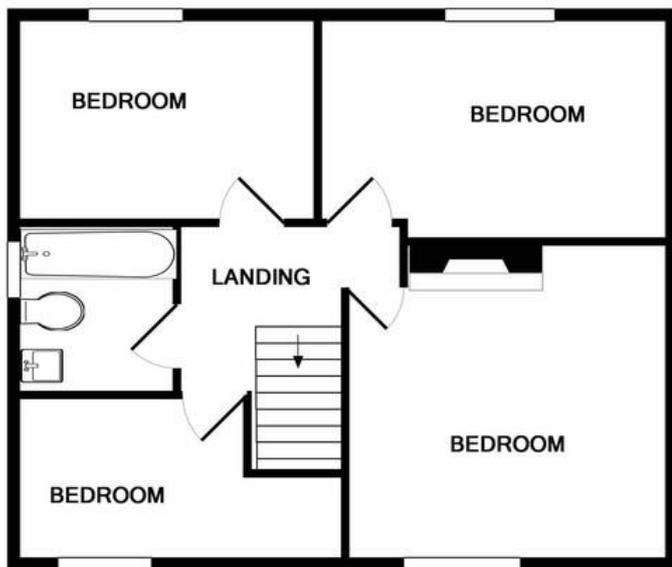
## FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom. Step up to:





GROUND FLOOR



1ST FLOOR

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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**MASTER BEDROOM**

15' 7" x 12' 4" (4.77m x 3.78m)

Feature fireplace, front aspect window, hatch to loft space.

**BEDROOM TWO**

12' 3" x 8' 9" (3.75m x 2.69m)

With exposed brickwork to one wall, tv point, rear aspect window.

**BEDROOM THREE**

12' 1" x 8' 4" (3.70m x 2.55m)

Rear aspect window.

**BEDROOM FOUR**

8' 9" x 7' 4" (2.69m x 2.26m)

Front aspect window, tv point, hatch to second loft space.

**BATHROOM**

6' 9" x 5' 9" (2.08m x 1.76m)

Three piece suite in white comprising panelled bath with shower attachment, dark wood wall cabinets and matching vanity unit with inset sink, back to wall w.c. with concealed cistern, extractor fan, side aspect obscured window.

**OUR REF: L0583**

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