



# Whittley Parish

St. Nicholas Close, Long Stratton, Norwich, NR15 2JQ

**Guide Price £175,000**



01508 531331

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

# Property Features

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- Extended and enhanced
- Private gardens
- Walking distance to amenities
- Vendors found onwards
- Immaculately presented
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

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### SITUATION

Found upon a small road lying to the west of the high street, the property enjoys a pleasing position being within a short stroll of the open rural countryside and to local amenities. The road consists of similar attractive properties set upon spacious plots and having proved to have been a sought after area of the village. The popular and well served village of Long Stratton offers a beautiful assortment of many period and attractive properties whilst retaining a strong and active local community helped by having an extensive and diverse range of many day to day amenities and facilities.

### DESCRIPTION

The property comprises of a two bedroom semi-detached house having been built in the early 1990's by Messr Sunguard Homes and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the recent installation of replacement sealed unit upvc double glazed windows and doors. Throughout the property is presented in an excellent decorative order having been much enhanced and upgraded in more recent times by the current vendors. Particular notice is drawn to the rear conservatory extension giving pleasing space flowing off the kitchen. The agent also advises in the current vendors time of ownership the kitchen and bathroom suite have been replaced and still very much presented in an excellent condition.

### EXTERNALLY

The property is set back off the road upon a spacious plot having good off-road parking to the front for at least a couple of cars upon a hard standing tarmac driveway with additional area of garden adjacent which in turn could be adopted for further off-road parking. The main gardens are found to the rear and again are of a generous size being predominately laid to lawn enclosed by panel fencing and having a good deal of privacy/seclusion within.



The rooms are as follows

**ENTRANCE HALL:** 4' 6" x 3' 7" (1.38m x 1.11m)

Access via a composite double glazed frosted door to front and window to side. Tiled flooring. Stairs rising to first floor level and replaced six panel internal door giving access to the reception room. New carpeting.

**RECEPTION ROOM:** 13' 0" x 9' 7" extending to 12'9" (3.98m x 2.93m extending to 3.89m) Window to the front aspect and being a light, bright and airy room. The focal point is the feature fireplace with inset electric fire with wood mantle surround and marble hearth. New carpeting. Secondary door giving access through to the kitchen.

**KITCHEN:** 9' 1" x 12' 8" (2.78m x 3.87m)

With solid wood bi-folding doors opening through to the conservatory extension. The kitchen area offers a good range of wall and floor unit cupboard space with marble effect roll top work surfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap. Fitted Range with extractor above and space and plumbing for automatic washing machine or dishwasher etc. Tiled flooring and with the luxury of under floor heating.

**CONSERVATORY:** 8' 1" x 11' 4" (2.48m x 3.46m)

A proper upvc double glazed conservatory extension upon a brick base. Tiled flooring flowing through from the kitchen. Under floor heating. French doors to rear giving external access onto the rear gardens.

FIRST FLOOR LEVEL:

**LANDING:** 5' 0" x 5' 9" (1.53m x 1.76m)

With window to the side aspect and replaced internal doors giving access to the two bedrooms and bathroom. Built-in airing cupboard to side housing the hot water cylinder.

**BEDROOM ONE:** 10' 4" x 12' 9" (3.17m x 3.90m) maximum measurements narrowing to 9'7" (2.93m) With two windows to the front aspect and being a large master bedroom.

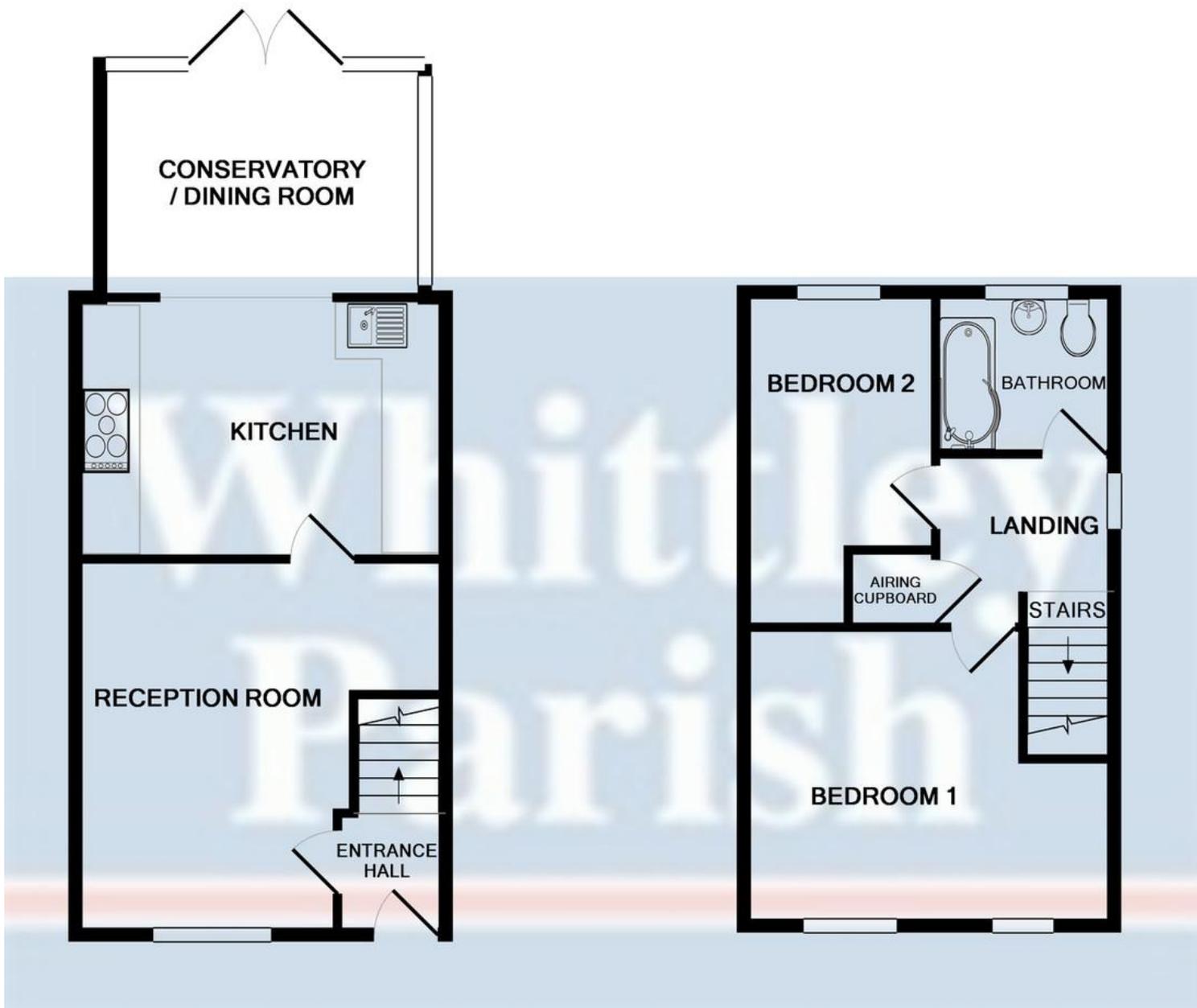
**BEDROOM TWO:** 10' 10" narrowing to 8' 6" x 6' 2" (3.32m narrowing to 2.61m x 1.89m) With window to the rear aspect and having elevated views over the rear gardens.

**BATHROOM:** 5' 6" x 6' 2" (1.68m x 1.88m)

With frosted window to rear and comprising of a re-fitted suite in white, fully tiled and comprising of a P shaped bath with separate shower over, low level wc, wash hand basin and heated towel rail.

**OUR REF: L0643**





GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.1 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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