



Whittley Parish

Maple Park, Long Stratton, Norwich, NR15 2DY

Asking Price Of £235,000



Property Features

- 1,000 sq ft
- 5% deposit with help to buy
- 10 year New Homes warranty
- En-suite to master bedroom
- Allocated parking
- Corner plot position
- Council Tax Band
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Located within the new development known as "Maple Park" the property enjoys a pleasing prominent position. This modern and attractive development offers a beautiful assortment of two, three and four bedroom houses centrally located within the village of Long Stratton and within short walking distance of amenities/facilities. The popular and well served village of Long Stratton offers an excellent range of local amenities and facilities and retaining a strong and active local community. The village is found 10 miles to the south of the cathedral city of Norwich with good transport links.

The property is known as "The Hapton" which was only completed this year having been constructed by national developers "Big Sky Developments" whom have developed a strong reputation for building attractive and sustainable housing built to high standards. The property comprises of a three bedroom semi-detached house offering 1,000 sq ft of versatile living space, having well proportioned rooms all flooded by plenty of natural light. As one would expect to find there is a high quality of fixtures and fittings with full guarantees combined with the property having a 10 year new homes warranty. The property is heated by way of energy efficient air source heat pump providing central heating via radiators coupled with sealed unit upvc double glazed windows and doors.



The rooms are as follows:

ENTRANCE HALL: 14' 3" x 7' 4" (4.35m x 2.25m) Access via composite door to front, a pleasing spacious first impression. Stairs rising to first floor level. Under stairs storage cupboard. Internal access to kitchen, reception room and cloakroom/wc.

CLOAKROOM/WC: 5' 8" x 2' 11" (1.75m x 0.91m) Comprising of a matching suite in white with low level wc and hand wash basin with tiled splashbacks.

KITCHEN: 11' 2" narrowing to 8' 0" x 11' 11" narrowing to 8' 5" (3.42m narrowing to 2.44m x 3.64m narrowing to 2.59m) With window to the front aspect. The kitchen offers an extensive range of wall and floor units with wood effect roll top work surfaces and integrated Hotpoint appliances with four ring electric touch hob with extractor above, double oven and space/plumbing for automatic washing machine. Door to rear giving access to the reception room.

RECEPTION ROOM: 14' 6" narrowing to 11' 6" x 19' 10" (4.43m narrowing to 3.51m x 6.05m) With window to the rear aspect and French upvc double glazed doors opening onto the paved patio area and gardens beyond. Enjoying a westerly aspect.

FIRST FLOOR LEVEL:

LANDING: 11' 7" x 7' 5" (3.55m x 2.27m) With window to side aspect and internal access to the three bedrooms and bathroom. Built-in storage cupboard and access to loft.

BEDROOM ONE: 12' 1" x 10' 4" (3.69m x 3.15m) With window to rear, being a spacious master bedroom having the luxury of en-suite facilities.

EN-SUITE: 3' 3" x 8' 2" (1.01m x 2.50m) Comprising of a tiled shower cubicle, low level wc and hand wash basin.

BEDROOM TWO: 10' 0" x 11' 11" (3.05m x 3.64m) With window to the front aspect and flooded by plenty of natural light. A double bedroom.

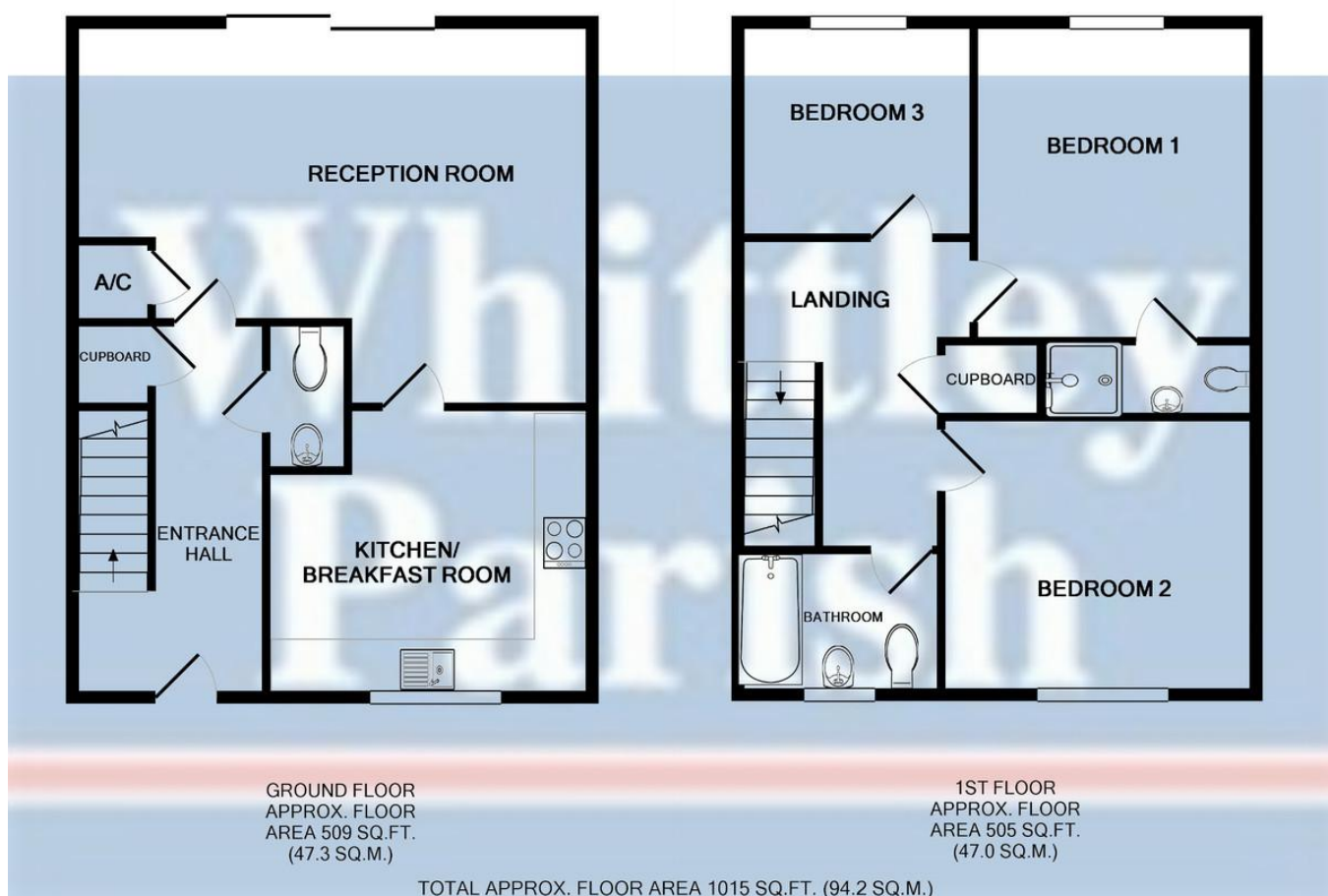
BEDROOM THREE: 8' 2" x 9' 1" (2.51m x 2.77m) With window to the rear aspect enjoying elevated views over the rear gardens.

BATHROOM: 5' 7" x 7' 4" (1.71m x 2.25m) With frosted window to front and comprising of a P shaped bath with separate shower over, low level wc and hand wash basin.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Long Stratton office on 01508 531331.

OUR REF: L0694





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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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