



Whittley Parish

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

Asking Price Of £240,000



01508 531331

www.whittleyparish.com

Property Features

- Garage and driveway parking
- Conservatory
- Enclosed rear garden
- Gas fired central heating
- En-suite to master
- Close to village amenities and public transport
- Council Tax Band
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Whittle Parish are delighted to offer to the market this stylish three bedroom family home located in the popular Churchfields development of Long Stratton.

The thriving village of Long Stratton is located within the beautiful south Norfolk countryside and 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 village as mentioned offers an extensive and diverse range of day to day amenities and facilities, whilst having good transport links.

The accommodation is well laid out to include a larger than average kitchen/breakfast room, lounge, separate dining room, conservatory and cloakroom to the ground floor whilst upstairs there are three bedrooms with en-suite to the master and a family bathroom. The property has been well maintained by the current owner and further benefits from Upvc double glazing throughout and gas central heating.

Externally the property boasts a fully enclosed rear garden which is mainly laid to lawn with a small patio area abutting the rear of the property. The garden is enclosed by a mixture of brick wall and fencing with gateway access to the off road parking in front of the single garage with up and over door, power and light. The front garden has been laid to shingle for ease of maintenance and is enclosed by a wrought iron fence.

ENTRANCE HALL

Stairs to first floor landing, doors to kitchen/breakfast room, lounge and:



CLOAKROOM

Two piece suite comprising close coupled wc and pedestal hand wash basin, front aspect obscured window.

KITCHEN/BREAKFAST ROOM

15' 10" x 9' 10" (4.85m x 3.01m)

Range of wall and base units with rolled top work surfaces over, inset one and a half bowl sink, space for free standing gas oven with extractor fan over, space and plumbing for washing machine, space for upright appliance, wall mounted gas central heating boiler, front aspect window, space for breakfast table and chairs, door giving access to rear garden and further door through to:

DINING ROOM

9' 4" x 8' 4" (2.87m x 2.55m)

Ample space for table and chairs, opening through to the Lounge and french doors to:

CONSERVATORY

8' 2" x 7' 3" (2.50m x 2.23m)

Of brick base construction with glazed pitched roof and double French doors leading to the patio area and rear garden.

LOUNGE

14' 2" x 11' 4" (4.33m x 3.46m)

Feature bay window with views to the rear garden, fireplace with gas fire and marble surround and hearth, door to Entrance Hallway.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, access to loft space.

MASTER BEDROOM

11' 6" x 9' 1" (3.52m x 2.77m)

Of generous size with built in wardrobes, rear aspect window and door to:

ENSUITE

5' 6" x 4' 11" (1.69m x 1.52m)

Three piece suite in white comprising of pedestal hand wash basin, close coupled wc, shower cubicle.

BEDROOM TWO

11' 5" x 9' 4" (3.50m x 2.85m)

Rear aspect window.

BEDROOM THREE

9' 2" x 7' 3" (2.80m x 2.23m)

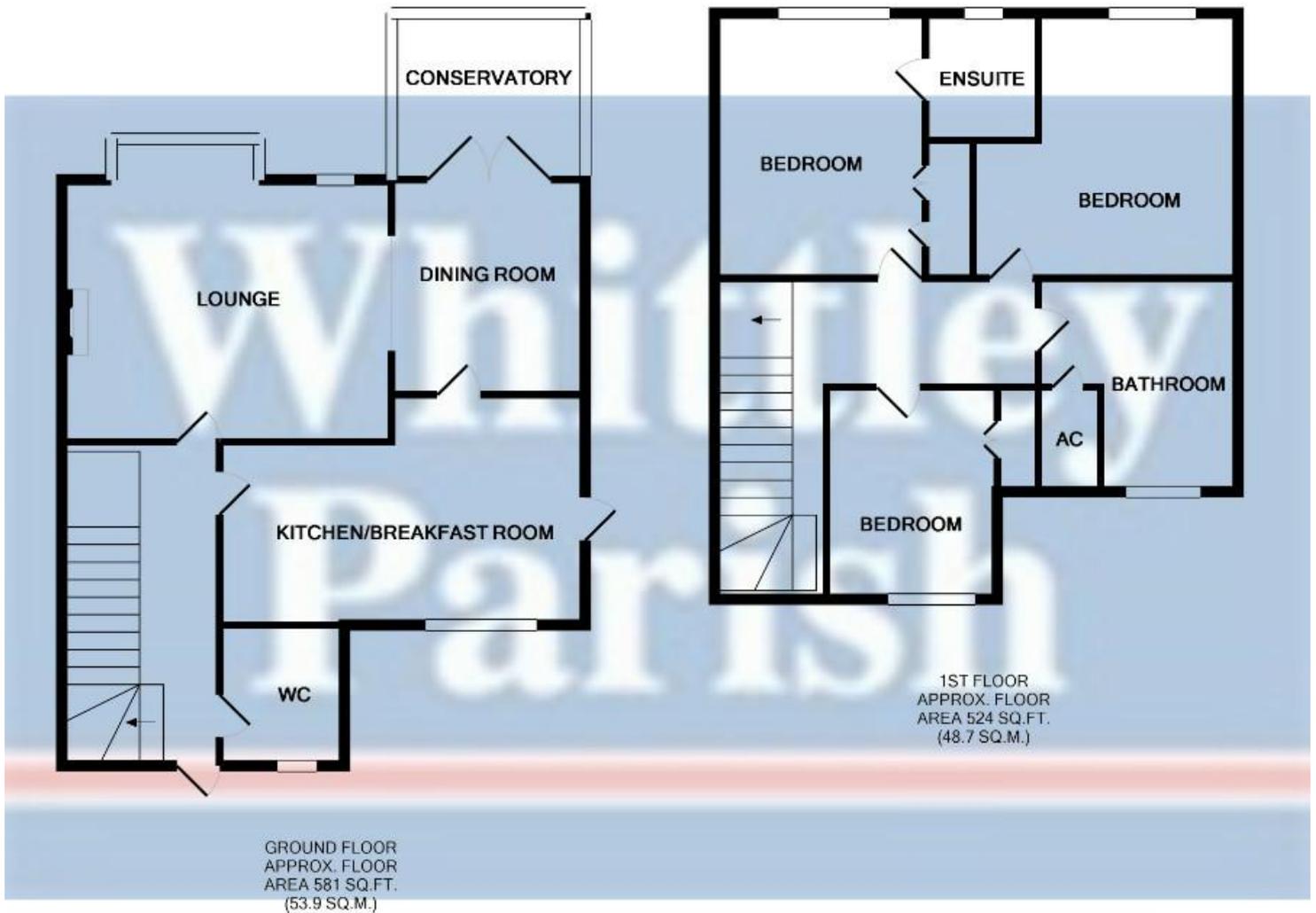
Front aspect window.

BATHROOM

9' 4" x 7' 0" (2.85m x 2.14m)

Three piece suite in white comprising of panelled bath, pedestal handwash basin, close coupled wc, front aspect obscured window, door to airing cupboard housing hot water cylinder.





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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