

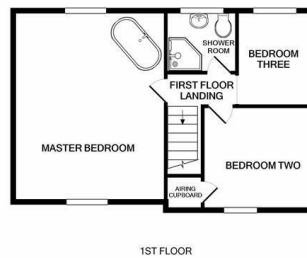


**8 Baxter Close | | Long Stratton | NR15 2RY**

**£190,000**

GUIDE PRICE: £190,000 - £200,000 \*\* NO ONWARD CHAIN \*\* Gilson Bailey are delighted to offer this SPACIOUS THREE/FOUR BEDROOM modern house situated in a cul-de-sac location close to local shops, schools and with good transport links to Norwich. The accommodation comprises of an ENTRANCE HALL, IMPRESSIVE 30FT FAMILY ROOM/BEDROOM, SEPERATE LIVING ROOM, CONSERVATORY, KITCHEN with UTILITY AREA to the ground floor. On the first floor there is THREE BEDROOMS and a SHOWER ROOM. Outside there is a private garden, off street driveway parking. The property benefits from oil fired central heating and double glazing. The property makes an excellent family home so be quick to book a viewing.





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.  
Made with Metropix 02/20

## Location

Situated between Norwich and Diss on the A140, Long Stratton is a popular location offering good a selection of amenities including schooling, shops including supermarkets, popular local pubs and restaurants, doctors and leisure centre with regular bus services to and from both Norwich and Diss

## Accommodation Comprises

Door to

### Entrance Hall

Part glazed front door to entrance hall, door to utility area, coats hanging space.

### Living Room 19'0" x 12'9"

Living room with front aspect window, TV point, radiator, stairs to first floor.

### Family Room 30'6" x 10'5"

Very impressive 30ft long family room with big front aspect window and glazed patio sliding doors to the garden. Laminate floor, radiators.

### Kitchen 18'8" x 9'2"

Superb kitchen with ample storage and work surface. Appliances include electric hob, oven & cooker hood. Space and plumbing for additional appliances, tiled floor, utility area, doors to conservatory.

### Conservatory

Quality conservatory, tiled floor, radiator, doors to garden.

### First Floor Landing

Doors to three bedrooms and shower room.

### Bedroom One 21'3" x 21'3"

Large double bedroom, double aspect windows allow much daylight in. Raised area with corner bath. Radiator.

### Bedroom Two 9'6" x 9'0"

Second double bedroom, front aspect window, built in cupboard, radiator.

### Bedroom Three 7'10" x 6'2"

Good sized single bedroom, rear aspect window, laminate floor, radiator. This room would also make an ideal home office.

### Shower

Suite in white comprising corner shower cubicle, WC and wash basin. Heated towel rail, tiled floor, frosted window.

### Outside Front

### Outside Rear

Fully enclosed private rear garden, mainly laid to lawn with patio area and separate decking area.


### Local Authority

South Norfolk District Council - Tax Band B

### Tenure

Freehold


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

South Norfolk District Council - Tax Band B

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>  
 01603764444