

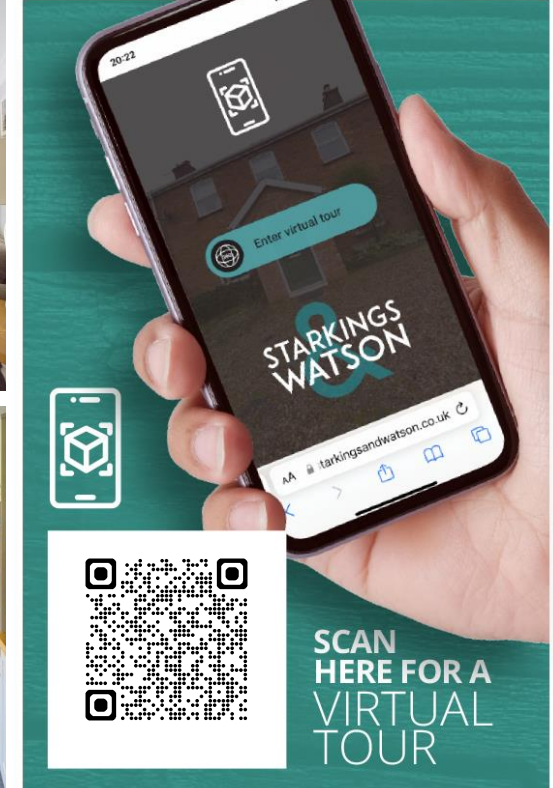
FIELD ACRE WAY

# Long Stratton, Norwich NR15 2WE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- Tucked Away Setting
- Ample Parking & Double Garage
- Hall Entrance with W.C
- Up to Three Reception Rooms
- 18' Kitchen/Breakfast Room & Utility Room
- Up to Five Bedrooms including the Study
- Family Bathroom with Shower & En Suite
- Landscaped Gardens & Double Garage

#### IN SUMMARY

With OVER 1450 Sq. ft (stms) of accommodation, this LARGE DETACHED HOME enjoys a TUCKED AWAY SETTING with a PRIVATE DRIVEWAY and DOUBLE GARAGE. Whilst ENJOYING a GREAT SIZED REAR GARDEN with a STUNNING NEW PATIO, UP TO FIVE BEDROOMS can be found within, over the two floors. With its ATTRACTIVE BAY FRONTED DESIGN, the spacious hall entrance offers STORAGE, with doors to the W.C, 17' SITTING ROOM, dining room, STUDY/BEDROOM, 18' KITCHEN/BREAKFAST ROOM with SOLID WOOD WORK SURFACES, and matching UTILITY ROOM. The first floor offers FOUR BEDROOMS off the galleried landing, including a family BATHROOM with SEPARATE SHOWER, and the main bedroom with a WALK-IN DRESSING ROOM and EN SUITE shower room beyond. Outside, the GARDENS are FULLY ENCLOSED whilst being PERFECT for FAMILY LIVING.

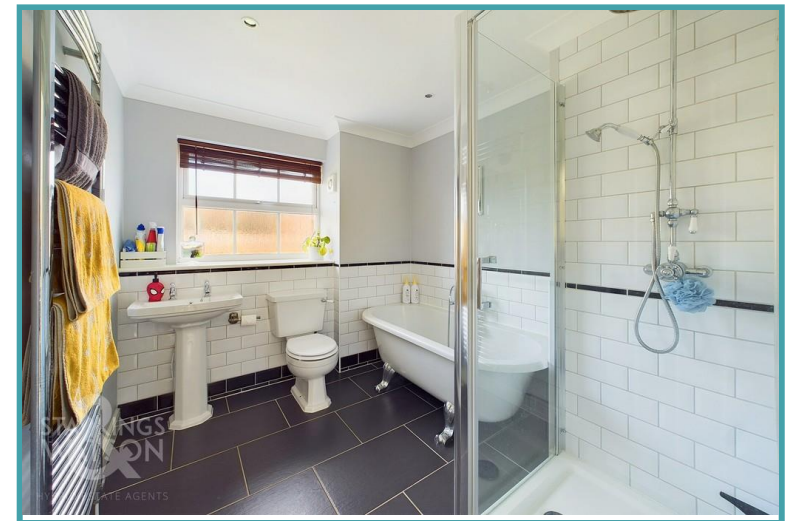
#### SETTING THE SCENE

Tucked away in a private cul-de-sac setting serving only four properties, a brick-weave driveway offers double and tandem parking, with access to the double garage. The front garden offers an area of shingle with mature trees and shrubbery, whilst a pathway leads to the main

entrance door.

#### THE GRAND TOUR

The hall entrance offers an ideal meet and greet space with wood effect flooring underfoot, built-in storage and a barrier mat for ease of maintenance. Stairs rise to the first floor landing whilst double doors create a grand entrance to the main sitting room which is the far corner of the hall. The feature fireplaces create a focal point to the room, with fitted carpet underfoot whilst French doors lead onto the rear garden. The reception space continues with an adjacent dining room including a bay-fronted window and wood effect flooring underfoot, whilst the ground floor study, bedroom or playroom includes useful built-in storage, a ground floor W.C tucked into one corner with a two piece suite, heated tower rail and tiled splashbacks. Completing the property is the large open plan kitchen/dining room offering a re-fitted range of wall and base level units, with solid wood work surfaces, an inset gas hob and built-in high level electric double oven. Further appliances include an integrated dishwasher, and fridge freezer, tiled effect flooring runs underfoot, with ample space for a dining table and French doors, which lead out into the garden. The utility room extends the kitchen space, with space for appliances including a washing machine and tumble dryer with further solid wood work services, electric fuse box and door onto the driveway. Heading upstairs, the carpeted and galleried landing offers a built-in storage cupboard, with doors leading to the four bedrooms, all of which are finished with fitted carpet and uPVC double glazing. The second bedroom offers twin built-in double wardrobes, and the main bedroom includes a walk-in dressing room with built-in wardrobes and further en suite shower room with a



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



double shower cubicle, tiled splash backs, feature hand wash bowl, sink unit and heated towel rail. Completing the property is the family bath which has been modernised with half tiled walls in a brick effect, separate double ended bath with a mixed shower tap, and shower cubicle with a rainfall shower.

#### THE GREAT OUTDOORS

The rear garden is family friendly with enclosed timber panelled fencing and mature hedging. The central lawn and large patio has been recently laid to create the ideal entertaining space. Outside power and water supplies are installed, with access leading to the driveway and a door into the side double garage which includes power and light and often over doors to front.

#### OUT & ABOUT

Situated in Long Stratton, a South Norfolk village, where there is an extensive range of everyday shopping amenities and local bus and road links. Schooling can be found close by, with a fully equipped gym and a range of keep fit classes, doctors surgery, post office, dentist and veterinary practice. The A140 leads to both Norwich and Diss, with both offering a main line railway station serving London Liverpool Street.

#### FIND US

Postcode : NR15 2WE

What3Words : ///atoms.loafing.otter

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

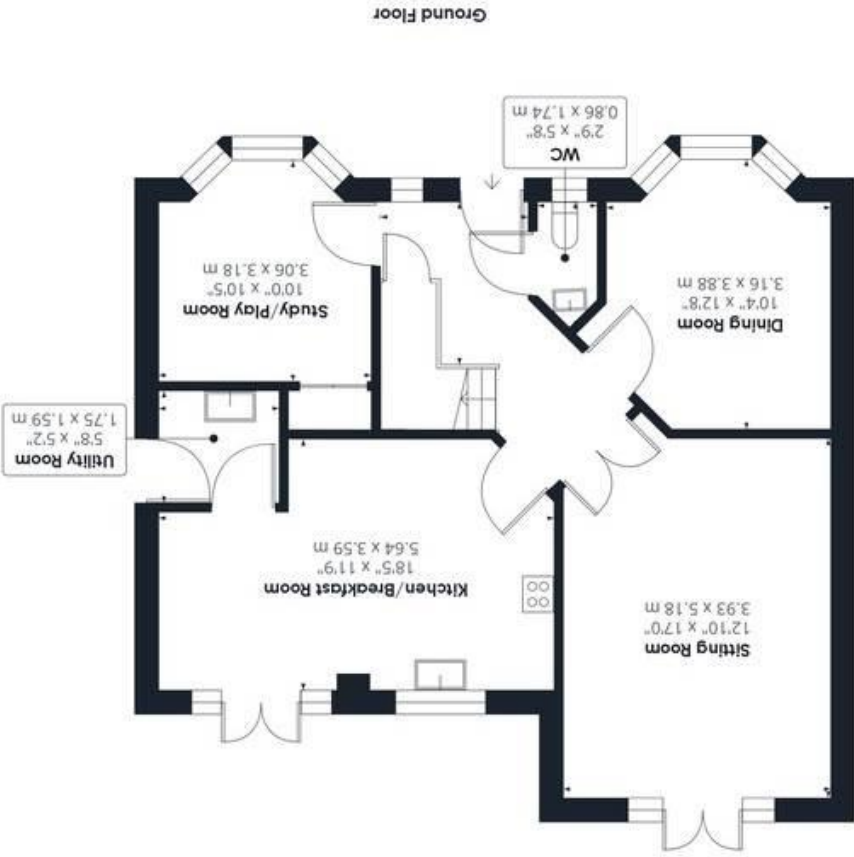
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**GIRAFFE 360**

standard.  
Calculations are based on RICS IPMS 3C  
plan is for illustrative purposes only.  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
1457.86 ft<sup>2</sup>  
135.44 m<sup>2</sup>