



Sweet Briar Road, Long Stratton - NR15 2PU



## Sweet Briar Road

Long Stratton, Norwich

Tucked away within a SERENE RESIDENTIAL AREA and OVERLOOKING GREEN SPACE, this WELL PRESENTED SEMI-DETACHED HOME offers a charming escape from the hustle and bustle. The property features its own DRIVEWAY and residents' PARKING to the rear, presenting ease and convenience for homeowners and guests alike. Stepping inside, the PORCH leads to the inviting 16' SITTING/DINING ROOM which welcomes you, leading seamlessly to the FULLY FITTED KITCHEN with direct garden access, providing an ideal flow for indoor-outdoor living. With TWO generously proportioned DOUBLE BEDROOMS, a family bathroom featuring a SHOWER, this home offers the perfect blend of functionality and comfort. The enclosed lawned GARDEN provides a PRIVATE SANCTUARY, ideal for relaxing or entertaining loved ones.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

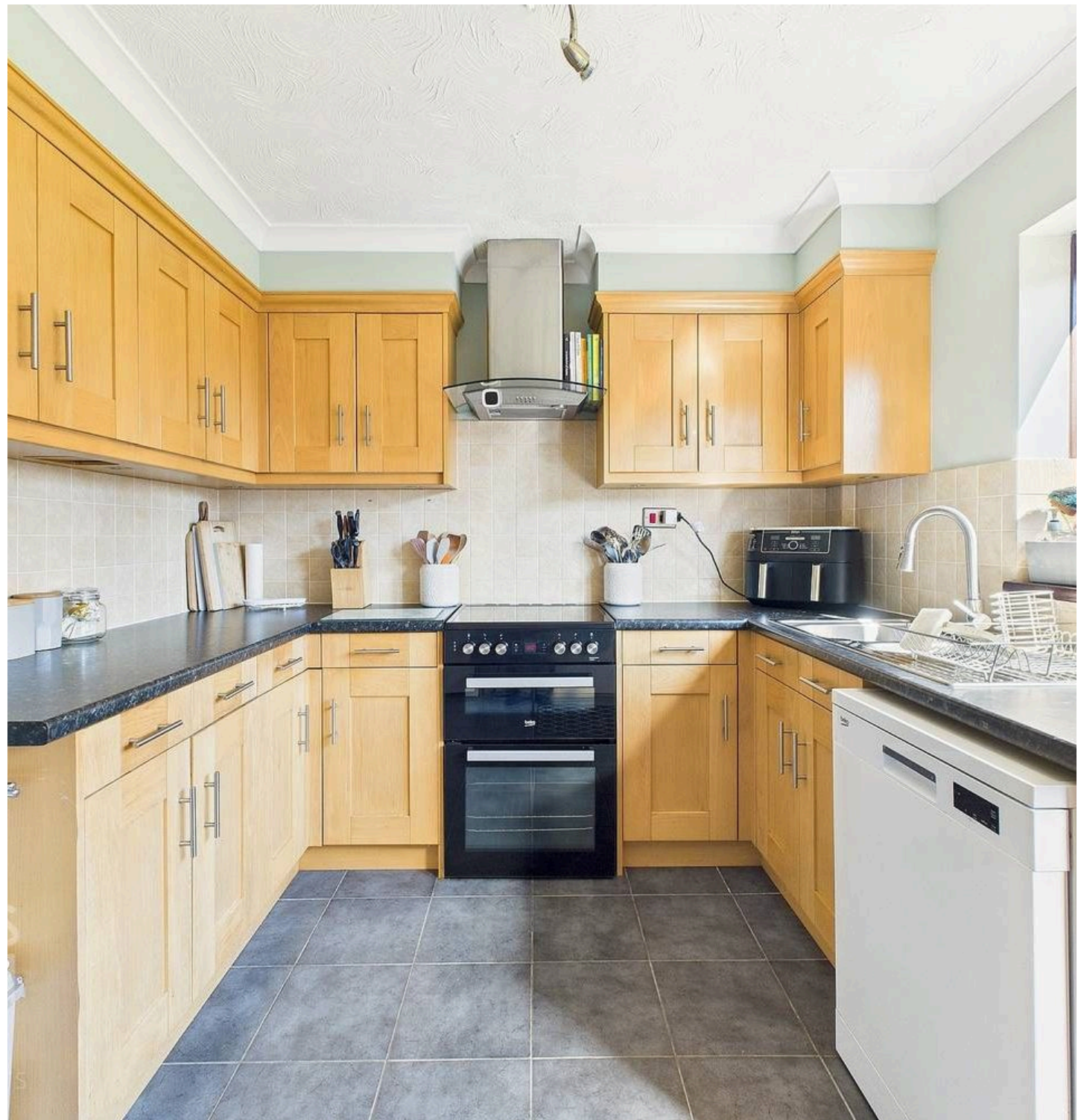


- Tucked Away & Overlooking Green Space
- Semi-Detached Home
- Driveway & Residents Parking to Rear
- 16' Sitting/Dining Room
- Fully Fitted Kitchen with Garden Access
- Two Double Bedrooms
- Family Bathroom with Shower
- Enclosed Lawned Garden

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.

#### SETTING THE SCENE

Occupying a tucked away situation overlooking open green space and access via a pedestrian footpath, a lawned front garden can be found with a hard standing footpath taking you to the main entrance door. To the rear a driveway offers tandem parking with gated access to the rear garden.



## THE GRAND TOUR

Heading inside the porch entrance offers useful coat and shoe storage with a door taking you to the main sitting room with a featured fireplace to one side and a front facing uPVC window. This light and bright room offers fitted carpet underfoot and stairs rise to the first floor landing with a storage recess below. A door takes you to the adjacent kitchen which offers a modernised fitted range of wall and base level units in a u-shape arrangement, with space for an electric cooker with an extractor fan above, tiled splash backs running around the work surface, and space for general white goods including a fridge freezer, washing machine and dishwasher. A window and door take you to the rear garden whilst a cupboard conceals the oil fired central heating boiler.

Heading upstairs, the carpeted landing includes a loft access hatch and doors taking you to the two double bedrooms. The rear facing bedroom includes a full width run of wardrobes and a window facing to rear. The main bedroom sitting to the front overlooks the open green space with a storage cupboard over the stairs. Completing the property is the family bathroom with a white three piece suite including an electric shower over the panelled bath, with storage under the hand wash basin and tiled splash-backs

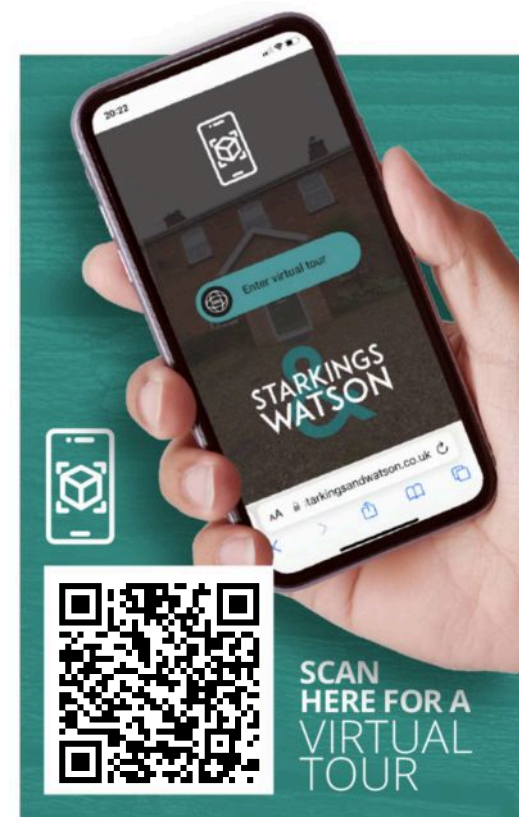
## FIND US

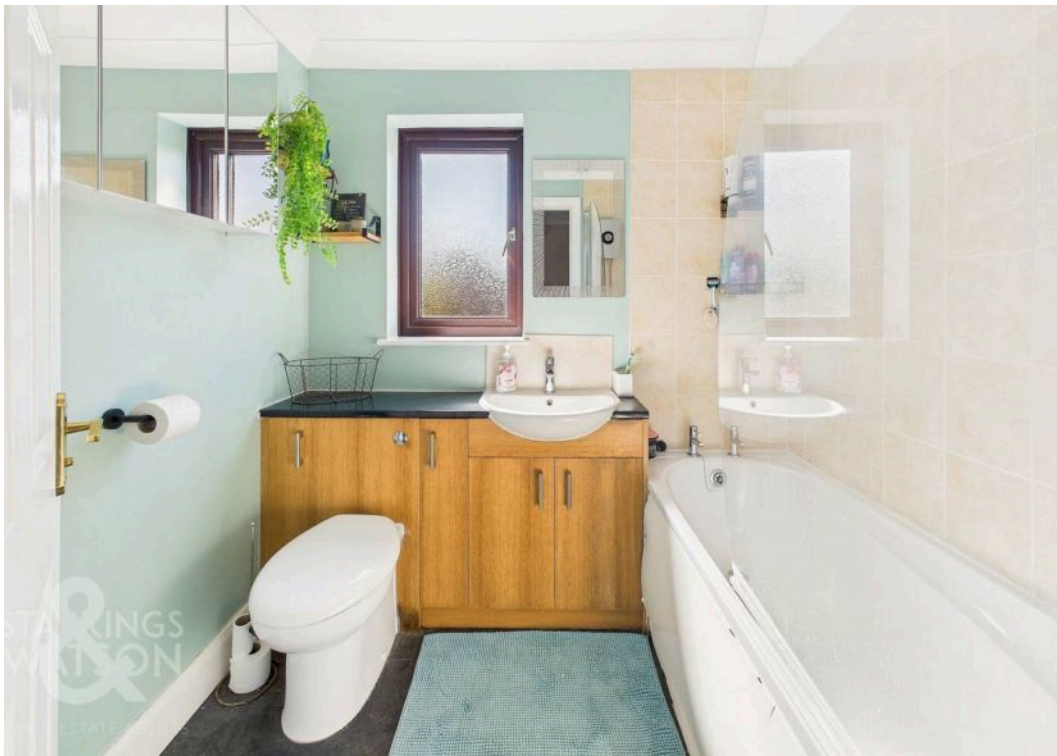
Postcode : NR15 2PU

What3Words : ///blatantly.already.withdrew

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

Laid to lawn, the garden is enclosed with timber panel fencing and a hard standing patio area extending from the kitchen door. Gated access leads to the front garden and also to the parking area, with an oil tank tucked away to the far corner.



**Approximate total area<sup>(1)</sup>**

603.64 ft<sup>2</sup>

56.08 m<sup>2</sup>

**Reduced headroom**

13.98 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



**Ground Floor**



**Floor 1**



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