

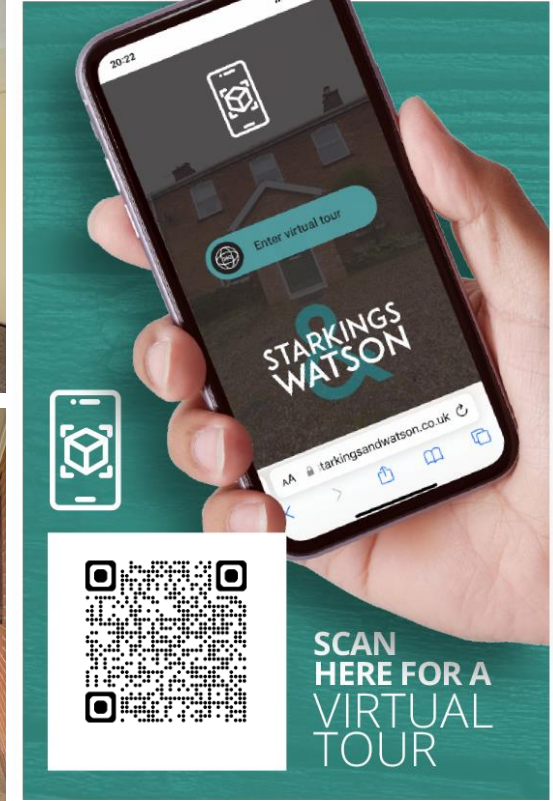
FRANCIS ROAD

# Long Stratton, Norwich NR15 2XT

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- No Chain!
- Semi-Detached Bungalow
- Driveway & Garage
- Private Enclosed Gardens
- Sitting Room & Conservatory
- Kitchen with Cooking Appliances
- Two Bedrooms
- Walking Distance to Amenities

#### IN SUMMARY

NO CHAIN. This semi-detached BUNGALOW is located close to the CENTRE of LONG STRATTON with SHOPS, amenities and SCHOOLING close by. Set back from the road for PRIVACY, ample PARKING can be found to the front, along with a GARAGE. Internally the property is finished with uPVC double glazing and electric storage heating, with the accommodation comprising a HALL ENTRANCE, kitchen, 13' SITTING ROOM, family bathroom with shower, CONSERVATORY and TWO BEDROOMS. The rear GARDEN is PRIVATE and NON-OVERLOOKED.

#### SETTING THE SCENE

Set back from the road behind a low level timber picket fence, a shingle driveway offers tandem parking with access to the main property and garage beyond. Lawned gardens sit to the front with timber fencing to the left hand boundary, and a gated access to the rear garden.

#### THE GRAND TOUR

The hall entrance is finished with wood effect flooring and an electric storage heater with loft access hatch above. Doors lead off to the two bedrooms and bathroom along with the main living accommodation. Starting in the sitting room, a uPVC double glazed window faces to front with fitted carpet underfoot, whilst the kitchen sits adjacent with a u-shape arrangement of wall and base level units including an inset electric ceramic hob and built-in electric oven, with space for general white goods. Tiled splash backs run around the work surface with tile effect flooring underfoot. The family bathroom comprises a three piece suite with a shower over bath and tiled splash backs whilst being completed with wood effect flooring. The two bedrooms face to the rear with the larger being finished with fitted carpet and electric storage heater. The smaller bedroom is also finished with fitted carpet but creates a link through to the rear conservatory, therefore being an ideal study or guest room. The conservatory extends a living space with uPVC double glazed windows to side and rear, wood effect flooring underfoot and French doors which lead directly out onto the rear garden.



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### THE GREAT OUTDOORS

The rear garden is enclosed with timber panelled fencing with gated access to the driveway where the adjacent garage can be found, accessed via the up and over to door 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 2XT

What3Words : ///makeovers.gilding.slide

### 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:



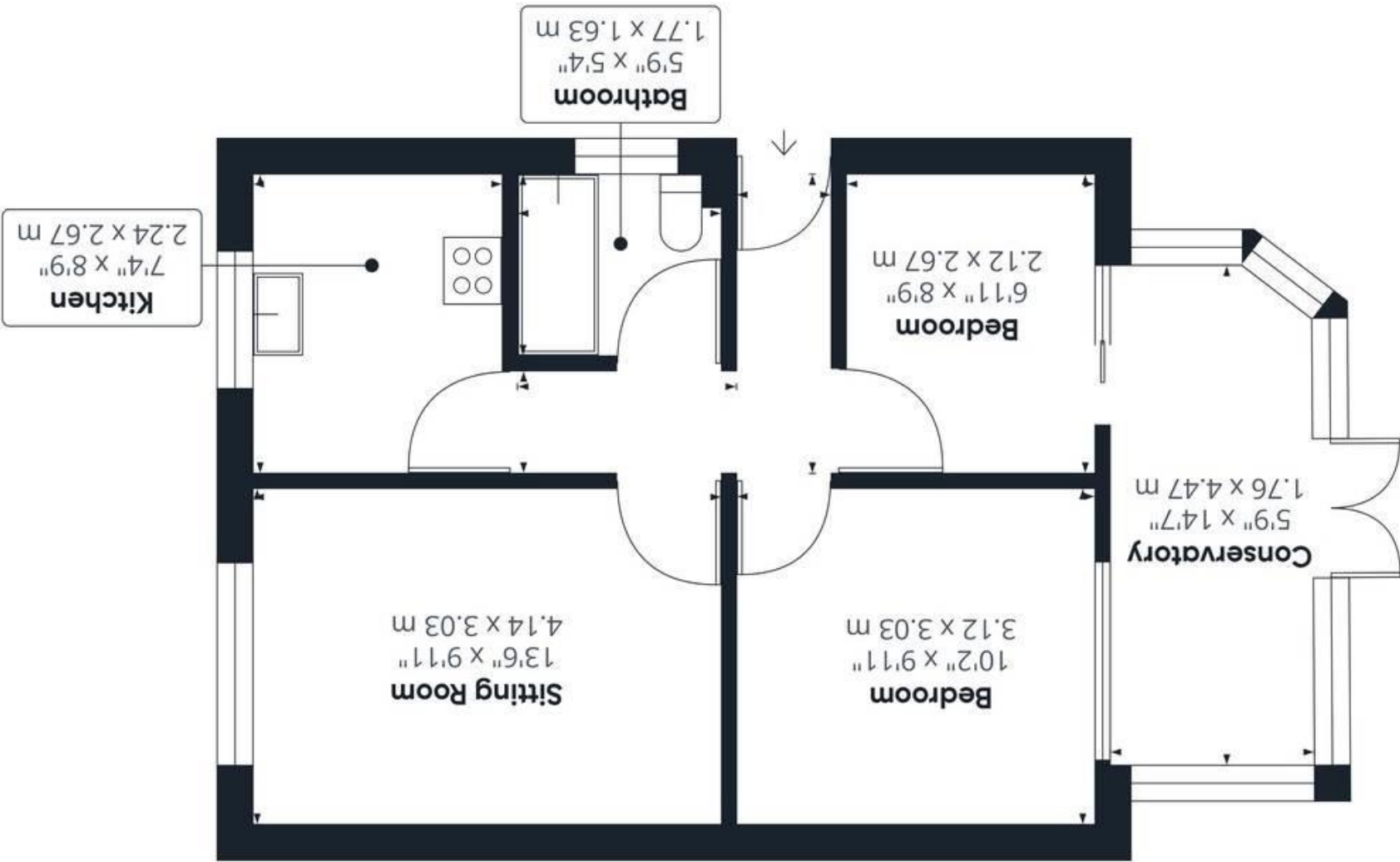
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GIRAFFE 360

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.

(1) Excluding balconies and terraces



Approximate total area<sup>1</sup>  
529.37 ft<sup>2</sup>  
49.18 m<sup>2</sup>