



Westfield House Norwich Road, Long Stratton Norwich NR15 2PG

welcome to

Westfield House Norwich Road, Long Stratton Norwich

A semi-detached family home offering spacious accommodation throughout and is situated in the well served town of Long Stratton with its abundance of amenities. The property boasts from a 20ft kitchen/breakfast room, lounge & conservatory, three good sized bedrooms and integral garage.

Location

Situated just 20 minutes south of the beautiful cathedral city of Norwich, Long Stratton is the perfect place to put down roots and enjoy life at your own pace. Magnificent beaches, boating on The Broads and peaceful walks to village pubs with great food and local ales are all within easy reach. The 'Fine City' of Norwich offers both high street shopping and eclectic boutiques in the award-winning Lanes district; you'll find a thriving arts and cultural scene with several annual festivals, along with a mouth-watering selection of restaurants, quirky cafes, wine bars and historic pubs to discover and enjoy. And whilst there is a regular bus service into Norwich, everything you need is right on your doorstep. Long Stratton has a good range of shops, eateries, health care services, Leisure Centre and schools. The area is well-connected from Norwich for commuters and families: a regular rail service to Liverpool Street takes commuters and shoppers to London in under two hours, the A47 and A11 provide convenient access to the Midlands and beyond, whilst the city airport serves a wide variety of domestic and holiday destinations.

Accommodation

Entrance Hall

Front aspect door, Kardean flooring, under stairs storage cupboard, stairs leading to the first floor, built in cupboard, under floor heating and Oak doors to;

Cloakroom

Low level flush wc in vanity unit, Kardean flooring, wash hand basin in vanity unit, under floor heating and extractor fan.

Lounge

12' 9" x 14' 8" (3.89m x 4.47m)
Front aspect double glazed window, Kardean flooring, under floor heating, tv and telephone points.

Kitchen/ Breakfast Room

20' x 11' 3" Plus Recess (6.10m x 3.43m Plus Recess)
Rear aspect double glazed window, side aspect double glazed door and rear aspect double glazed french doors leading out into the conservatory. Fitted kitchen with with a range of fitted units, inset stainless steel sink and drainer, work surfaces, tiled splash back, integrated appliances including eye level double oven, ceramic hob with extractor fan, dishwasher, washing machine and fridge/freezer. Recessed spot lights, Kardean flooring with under floor heating.

Conservatory

Dual aspect double glazed windows, glazed roof, side aspect door and rear aspect french doors leading out into the rear garden, carpet and exposed brick.

Landing

Carpet, built in airing and storage cupboard, loft hatch and doors to;

Bedroom One

12' 11" x 12' 11" (3.94m x 3.94m)
Front aspect double glazed window, built in double wardrobe, radiator, carpet and door to;

En-Suite

Front aspect double glazed window, wash hand basin and low level flush wc in vanity units, enclosed shower cubicle with fully plumbed shower, recessed spot lights, Kardean flooring and extractor fan.





Bedroom Two

10' 4" Plus Recess x 12' 9" (3.15m Plus Recess x 3.89m)
Rear aspect double glazed window, built in double wardrobe, radiator and carpet.

Bedroom Three

9' 5" x 9' 3" (2.87m x 2.82m)
Rear aspect double glazed window, radiator and carpet.

Bathroom

Velux window, wash hand basin and low level flush wc in vanity units, enclosed shower cubicle with fully plumbed rainfall shower, panelled double end bath, recessed spot lights, part tiled walls, Karndean flooring, loft hatch, heated towel rail and extractor fan.

Outside

Access to the front of the property is through a five bar gate leading into the large shingled driveway providing ample off road parking for multiple vehicles with access to the integral garage. To the side of the driveway is a mature planted flower bed, access to the rear garden and enclosed via fencing.

To the rear of the property is a large paved patio area making this a fantastic spot for dining and entertaining in throughout the summer months, laid to lawn area, raised fish pond with a waterfall, garden tap, outside lighting, garden shed, covered patio area housing a hot tub which can be included within the sale by separate negotiation

Garage

21' 3" x 9' 5" (6.48m x 2.87m)
Up and over door, rear aspect door, power and light.



Services

Mains Electricity
Mains Water
Mains Drainage
Air Source Heating

Council Tax Band: C

Agents Note

Prospective purchasers are advised that this property has a flying freehold, please call the branch for more information.



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welcome to

Westfield House Norwich Road, Long Stratton Norwich

- Well Presented Semi-Detached Family Home
- 20FT Kitchen/Breakfast Room With Integrated Appliances
- Spacious Lounge And Conservatory
- Master Bedroom With En-Suite And Fitted Wardrobes
- Two Further Bedrooms And Family Bathroom
- Enclosed Rear Garden With A Patio Area
- Large Shingled Driveway With Integral Garage
- Benefits From Under Floor Heating

Tenure: Freehold EPC Rating: B

offers in the region of

£375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110005 - 0002

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