



Long Stratton Road, Forncett St. Peter, Norwich, NR16 1AJ

welcome to

Long Stratton Road, Forncett St. Peter Norwich

THIS EXTENDED THREE BEDROOM SEMI-DETACHED HOME has undergone renovations with kitchen, bathroom and replacement windows & doors. It is located within a sought after location.**Interested parties are urged to contact the office to schedule a viewing at their earliest convenience!**



Entrance Hall

Door to front, laminate flooring and radiator.

Cloakroom

Wash hand basin, wc, understairs storage cupboard, radiator and window to rear.

Lounge

18' 6" x 9' 9" (5.64m x 2.97m)

Window to front, French doors to rear, carpeted floor and two radiators.

Kitchen/ Dining Room

18' 6" x 9' 9" (5.64m x 2.97m)

Wall & base units, work surfaces, one & a half bowl stainless steel sink unit, plumbing for dishwasher, electric oven, electric hob and windows to front & rear.

Utility Room

5' 8" x 9' 8" (1.73m x 2.95m)

Window to side, door to rear, plumbing for washing machine, stainless steel sink unit with mixer tap, space for tumble dryer, radiator and laminate flooring.

First Floor Landing

Double airing cupboard and carpeted floor.

Bedroom One

12' 3" x 10' 2" (3.73m x 3.10m)

Window to front, carpeted floor, radiator, two double built in wardrobes and door to ensuite:-

Ensuite

Window to rear, wash hand basin, wc, shower cubicle, radiator and laminate flooring.

Bedroom Two

10' 1" max x 9' 3" (3.07m max x 2.82m)

Window to front, carpeted floor and radiator.

Bedroom Three

10' 1" max x 9' 1" (3.07m max x 2.77m)

Window to rear, carpeted floor, radiator and loft

hatch.

Bathroom

Bath, wash hand basin, wc, extractor fan, laminate flooring, radiator and window to front.

Single Garage

Door to side, electric remote roller door, electric, power and light.

Exterior

To the front, it is mainly laid to lawn with gate for front access with granite tiled path to the front door.

To the rear, it is mainly lawned with granite patio area, path to the rear door and gate to off-road parking.



view this property online williamhbrown.co.uk/Property/NOR141553



welcome to

Long Stratton Road, Forncett St. Peter Norwich

- Immaculately presented
- Off-road parking & garage
- Cloakroom, bathroom & ensuite
- New windows & doors
- Built in 2006

Tenure: Freehold EPC Rating: C

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NOR141553](https://www.williamhbrown.co.uk/Property/NOR141553)



Property Ref:
NOR141553 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)