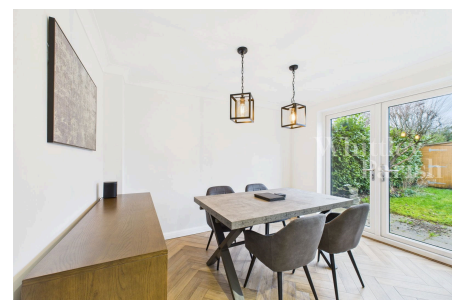


## Patrick Road, Long Stratton - Freehold - EPC rating D

£300,000 to £325,000

3 1 1



This extended three-bedroom detached home is located in a peaceful cul-de-sac on the edge of town and is close to open countryside, ideal for walking and dog owners. The heart of this home is the stunning kitchen diner, extended in 2021 and finished to an excellent standard and french doors in the dining area open directly onto the enclosed private rear garden. The extension also includes a separate utility room. To the front, the inviting sitting room complete with a charming bay window and continuous LVT flooring offers a warm and welcoming space. A ground floor WC completes the lower level accommodation. Upstairs, you will find two well-proportioned double bedrooms, one benefiting from an en-suite shower room and built-in wardrobes, alongside a further comfortable single bedroom and a family bathroom.

## Key Features

- No Onward Chain
- Close to open countryside
- Seperate utility room
- Council Tax Band C
- Drainage - mains
- Price Guide £300,000 to £325,000
- New kitchen 2022 with integral appliances
- Built-in wardrobes and en-suite to the main bedroom
- Freehold
- Heating - Oil

