





Francis Road,Long Stratton Norwich NR15 2XT

william h brown

welcome to

Francis Road, Long Stratton Norwich

A well-presented three-bedroom semi-detached house situated in the popular village of Long Stratton. Offering well-proportioned modern accommodation, a fitted kitchen, separate dining room, utility room and generous rear garden.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
16' 6" x 11' 5" (5.03m x 3.48m)
Modern living space with bay window to front aspect, feature fireplace with log burner, carpeted floors and opening into the dining room

Dining Room
11' 11" x 9' 10" (3.63m x 3.00m)
Separate reception room idea for flexible living, with built in storage along one wall and sliding doors leading to the rear garden

Kitchen
16' 5" x 10' 8" (5.00m x 3.25m)
Fitted wall and base units providing ample worktop space and storage. Space for small dining table if needed, rear aspect window overlooking garden and bay window to the front aspect

Utility Room
11' 11" x 7' 10" (3.63m x 2.39m)
Separate Utility area providing plumbing and electricity for white goods and access to downstairs W/C and back door leading to rear garden

Bedroom One
11' 11" x 9' 5" (3.63m x 2.87m)
Double bedroom with ample built int storage and front aspect window

Bedroom Two
10' 8" x 9' 9" (3.25m x 2.97m)
Double bedroom with storage cupboard and front aspect window

Bedroom Three
11' 1" x 4' 9" (3.38m x 1.45m)
Single bedroom or office with fitted cupboards along one wall and rear aspect window

Bathroom
Modern family bathroom with three-piece suite, shower over the bath and rear aspect opaque window

Cabin
18' 4" x 11' 10" (5.59m x 3.61m)
Large insulated wooden cabin with power providing a great space away from the house for relaxing, enteraining and hosting

Rear Garden
Large private rear garden with patio, lawn and planted areas along with cabin and sheltered area perfect for hot-tub or outside dining

Front
Generous gravel driveway with sapce for two vehicles and additional space for parking at the rear with side access. Astro-turf area with planted boarders finish off the front garden









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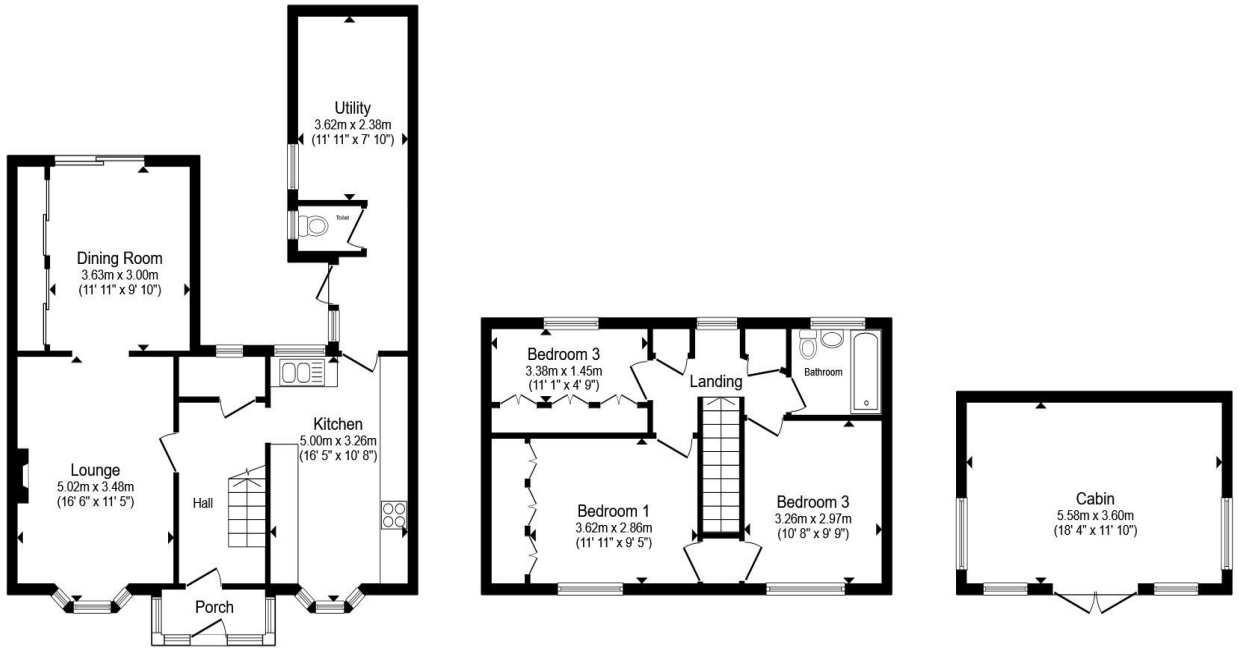
Francis Road, Long Stratton Norwich

- Three-Bedroom Semi-Detached family home
- Large private rear garden
- Set back from the road with generous driveway
- Spacious fitted kitchen with separate utility
- Separate dining room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in excess of

£375,000



Total floor area 110.9 m² (1,194 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
WYM109243 - 0003

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