



| Three Bedroom Detached House | Large Garden | Driveway Parking | Three Reception Rooms | Energy Rating E

Property ID 246169

Guide Price £240,000 - £250,000

11 Swan Lane, Long Stratton, Norwich, Norfolk, NR15 2XN

Guide Price £240,000 - £250,000. We are pleased to offer this larger style ex-local authority family home set within the heart of Long Stratton, close to shops and amenities. This particular row of properties are always popular as they offer generous sized gardens and are rarely available on the market. The property itself has been re-configured by merging the original kitchen and dining room to create a very generously proportioned dining room, which is the same size as the sitting room. Meanwhile various outbuildings have been merged to offer an extremely comprehensive kitchen with a separate utility area. The downstairs accommodation also comprises of a downstairs cloakroom and a lovely conservatory. Upstairs there are a total of three bedrooms and a family bathroom. Outside, the property offers ample driveway parking/turning area for 4/5 vehicles and benefits from a large rear garden. Internal viewing is highly recommended.

Ornate bevelled edge inset uPVC front door through to:

ENTRANCE PORCH 6'4 (1.93m) x 4'8 (1.42m)

Oak effect laminate flooring, front aspect cross bar detail window, coat storage space and obscured glazed door through to:

ENTRANCE HALLWAY 13'0 (3.96m) x 5'4 (1.63m)

Wood panelling to dado rail height with dado rail, wood flooring, staircase to first floor with built-in under stairs storage cupboard and shelving. Doors through to sitting room, dining room and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Two piece fitted suite in white comprising of close coupled WC and corner wash hand basin. Fitted shelving, oak effect flooring, obscured rear aspect cross bar detail window.

SITTING ROOM 16'5 (5m) x 11'4 (3.45m)

Feature pine fire surround with black cast iron insert open working fireplace with tiled hearth (untested). Front aspect cross bar detail window, television point, telephone point, wood flooring and French style doors through to:

CONSERVATORY 12'4 (3.76m) x 9'9 (2.97m)

Of uPVC double glazed construction with various top openers opening through to an high apex Edwardian style triple poly-carbonate roof. Ceramic tiled flooring, fitted blinds and French style doors opening through to a generously sized patio area and gardens beyond.

DINING ROOM 16'5 (5m) x 10'7 (3.23m)

Cross bar detail window, rear aspect cross bar detailed door giving access to the patio, real wood flooring and doorway through to:

KITCHEN 16'9 (5.11m) x 6'5 (1.96m)

Fully fitted with comprehensive range of maple style base units with black granite effect rolled top work surfaces over. Single drainer stainless steel sink, integral fridge, plumbing for dishwasher, integral four ring electric hob set within work surface beneath extractor fan and eye-level electric oven. Twin side aspect windows, inset spotlights and obscured glazed door through to:

UTILITY ROOM 6'5 (1.96m) x 5'4 (1.63m)

Further fitted granite effect rolled top work surface with fitted shelving, plumbing for washing machine, space for fridge/freezer, space for under counter appliance and floor standing oil-fired combi boiler. Cross bar detail door giving access to the rear garden.

FIRST FLOOR LANDING

Storage cupboard with double doors and slatted shelving, cross bar detail window with views towards the rear garden, access to loft void and doors through to bedrooms 1, 2, 3 and bathroom.

MASTER BEDROOM 14'1 (4.29m) x 9'5 (2.87m)

Cross bar detail front aspect window.

BEDROOM TWO 11'8 (3.56m) narrowing to 10'0 x 10'7 (3.23m) from in front of wardrobe

Built in wardrobe cupboard with fitted shelving and cross bar detail front aspect window.

BEDROOM THREE 11'9 (3.58m) x 6'8 (2.03m)

Rear aspect cross bar detail window with views towards the rear garden.

BATHROOM 7'7 (2.31m) x 6'0 (1.83m)

The property offers an oversized bathroom for this style of property. Re-fitted suite in white comprising of bath with shower end curve and shower over, vanity wash hand basin with drawer and storage cupboard beneath and close coupled WC. Inset fitted mirror, inset spotlights and obscured cross bar detail window.

OUTSIDE FRONT

The property is set well back from the road with a gravelled front garden area creating driveway parking and turning area for 4/5 cars. There is shrubs to front, a gate to rear garden and the front garden is enclosed by mature hedging and brick walling.

REAR GARDEN

Paved patio area wrapping around the conservatory leading onto a laid to lawn rear garden with a mature evergreen screened area towards the rear, large storage sheds, lighting and power in largest (an ideal workshop). The garden is enclosed by mature hedging and fencing. There is an outside hot and cold tap and outside rear lighting.

DIRECTIONS

From the Long Stratton office head South on the A140 and take the first right turning into Swan Lane. The property will be found on the left hand side marked by a 'For Sale' board.