**Patrick Road,Long Stratton NORWICH NR15 2PR**

william h brown

*welcome to*

## Patrick Road, Long Stratton NORWICH

This 3/4 bedroom detached house is situated in the town of Long Stratton. Short walking distance to the local amenities and public transports. It has the flexibility for versatile living with the self contained Annex potential. Easy travel links to Norwich and Ipswich via the a140.

**Entrance Hall**
Front door, hard flooring throughout, radiator.

**Cloakroom**
Hard flooring, W/C, hand wash basin, window to front aspect, radiator.

**Lounge**
Window to front aspect, hard flooring throughout, radiator.

**Kitchen**
Wall and base units, breakfast bar, hard flooring throughout, integrated appliances, space for free standing dishwasher, induction hob with extractor fan directly above, window to rear aspect.

**Utility Room**
Window to side aspect, boiler, space for standard sized white goods.

**Bathroom (downstairs)**
Hard flooring throughout, Shower, W/C, hand wash basin, window to side aspect.

**Conservatory**
Hard flooring, double glazed windows to side and rear aspect, radiator.

**Bedroom 4 (downstairs)**
Carpet flooring, radiator, window to front aspect, storage cupboard, versatile room that could be used as a dining room, study or bedsit.

**Landing**
Carpet flooring, loft hatch, window to side aspect.

**Bedroom 1**
Carpet flooring throughout, window to rear aspect, access to the en suite, radiator.

**En Suite**
lino flooring, shower, window to side aspect, hand wash basin.

**Bedroom 2**
carpet flooring, window to front aspect, radiator.

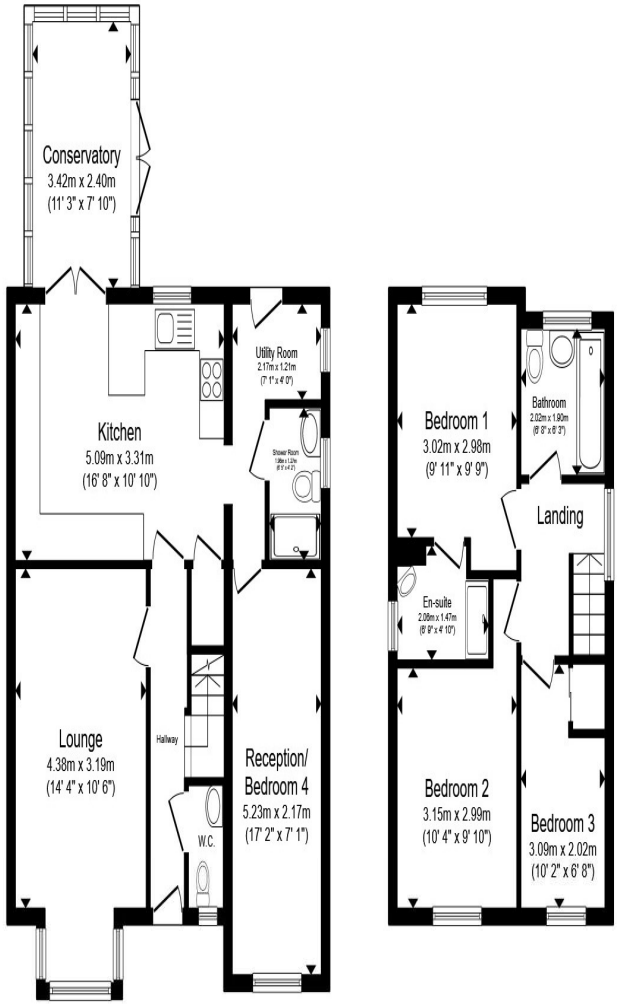
**Bedroom 3**
Window to front aspect, storage cupboard over the stairs, carpet flooring, radiator.

**Family Bathroom**
Bath, W/C, hand wash basin, lino flooring, window to rear aspect, radiator, part tiled walls.

**Garden**
Large patio area, turfed, oil tank, fence for the boundary, 2 garden sheds allowing so much storage.

**Parking**
Off road parking to the front of the property.

**Agents Notes**
Please note that the AML fee covers 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.




**Ground Floor** **First Floor**

Total floor area 109.0 m² (1,174 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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# Patrick Road,

# Long Stratton NORWICH

- Guide Price £320,00 - £325,000
- Detached Family Home with Four Brilliantly Sized Bedrooms
- Off Road Parking
- Solar Panels Generating Income
- Oil Central Heating & Mains Drainage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

## £320,000

**view this property online** williamhbrown.co.uk/Property/DSS111692

The Property Ombudsman

Property Ref:
DSS111692 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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