



St. Marys Road, Long Stratton Norwich NR15 2TT

welcome to

St. Marys Road, Long Stratton Norwich

A three-bedroom detached bungalow located in a peaceful area, offering a spacious lounge with sliding doors to the rear, a well-equipped kitchen with dining room, three bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, a driveway and a garage.

Entrance Hall

Storage cupboards, radiator, carpet flooring.

Lounge

18' 4" x 15' 7" Max (5.59m x 4.75m Max)

Sliding door to rear aspect, radiator, carpet flooring.

Dining Room

11' 5" x 7' 4" (3.48m x 2.24m)

Access to kitchen, radiator, tiled flooring.

Kitchen

11' x 9' 6" (3.35m x 2.90m)

Window to side and rear aspect, wall and base units, space for standard sized washing machine and dishwasher, tiled splash back, built in sink, tiled flooring.

Bedroom 1

12' 3" x 9' 4" (3.73m x 2.84m)

Window to front aspect, built in wardrobe, radiator, carpet flooring.

Bedroom 2

9' 4" x 6' 5" (2.84m x 1.96m)

Window to front aspect, radiator, carpet flooring.

Bedroom 3

7' 7" x 8' 2" (2.31m x 2.49m)

Window to front aspect, built in wardrobe, radiator, carpet flooring.

Rear Garden

Fenced for boundary, small patio area, filed views, turf, access to garage.

Parking

Off road parking suitable for 3 cars with access to a single garage.



Total floor area 82.5 m² (888 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



welcome to
St. Marys Road,
Long Stratton Norwich

- 3 bedroom detached bungalow
- Rear garden with beautiful field views
- Driveway with off road parking for multiple cars
- Spacious lounge, light filled lounge
- Peaceful location

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

£250,000



view this property online williamhbrown.co.uk/Property/DSS110261



Property Ref:
DSS110261 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk