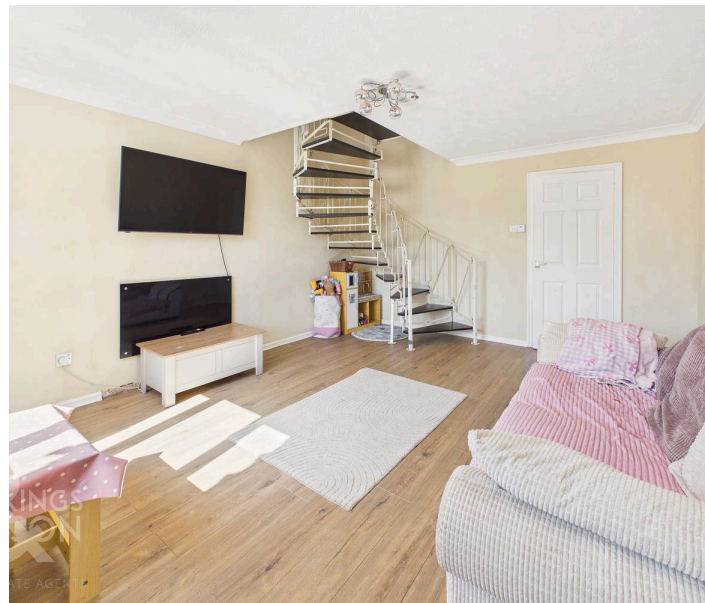




Swan Lane, Long Stratton - NR15 2XN

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Swan Lane

Long Stratton, Norwich

IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY. This MID-TERRACE HOME is perfectly positioned within WALKING DISTANCE TO TRANSPORT and AMENITIES, making it a highly desirable choice for commuters and those seeking convenience. Step inside via the sheltered porch entrance into the impressive 15' SITTING ROOM, which features spiral stairs rising to the first floor and ample space for both relaxation and entertaining. The property boasts a RE-FITTED and MODERNISED KITCHEN, stylishly appointed with contemporary cabinetry, space for appliances, and generous work surfaces, ideal for preparing meals and hosting friends. Upstairs, two DOUBLE BEDROOMS offer comfortable accommodation, each with space for wardrobes and additional furnishings. The FAMILY BATHROOM is fitted with a shower over the bath and tiling. Throughout, the property is presented in excellent decorative order, ready for immediate occupation. Additional features include electric heating and double glazing for year-round comfort. The front garden is fully enclosed, offering privacy and a welcoming approach to the

home with mature shrubs and a pathway to the entrance porch. To the rear, discover a LOW MAINTENANCE PAVED GARDEN, designed for easy upkeep and year-round enjoyment. A COVERED SEATING AREA provides the perfect spot for al fresco dining or relaxing, with gated access leading directly to the residents' car park, where you will find ALLOCATED PARKING FOR TWO VEHICLES.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Ideal First Time Buy or Investment Property
- Mid-Terrace Home within Walking Distance to Transport & Amenities
- Re-fitted & Modernised Kitchen
- 15' Sitting Room with a Porch Entrance & Spiral Stairs
- Two Double Bedrooms
- Family Bathroom with a Shower
- Enclosed Front & Rear Gardens
- Allocated Parking

Situated in Long Stratton, a South Norfolk village, where there is an extensive range of everyday shopping amenities and local bus and road links.



Schooling can be found close by, with a fully equipped gym and a range of keep fit classes, doctors surgery, post office, dentist and veterinary practice. The A140 leads to both Norwich and Diss, with both offering a main line railway station serving London Liverpool Street.

SETTING THE SCENE

The property fronts Swan Lane and is accessed via timber gate where a lawned front garden and shingle seating area can be found. Adorned with a range of mature plants and shrubbery, the front garden is fully enclosed and secure, whilst to the rear of the property access leads to the allocated parking and gardens.

THE GRAND TOUR

A porch entrance can be found to the front with a door taking you to the sitting/dining room, where spiral stairs lead to the first floor landing and wood effect flooring can be found underfoot. A door takes you to the adjacent kitchen offering a modern fitted range of wall and base level units, with space for an electric cooker, tiled splash-backs, wood effect flooring, space for a fridge freezer and washing machine, built in breakfast bar to one side, with a door taking you to the rear garden.

Upstairs, the carpeted landing includes doors to the family bathroom and bedrooms, with both bedrooms finished with fitted carpet and uPVC double glazing. The family bathroom offers a three piece suite including an electric shower and glazed shower screen over the bath, tiled splash-backs and flooring.

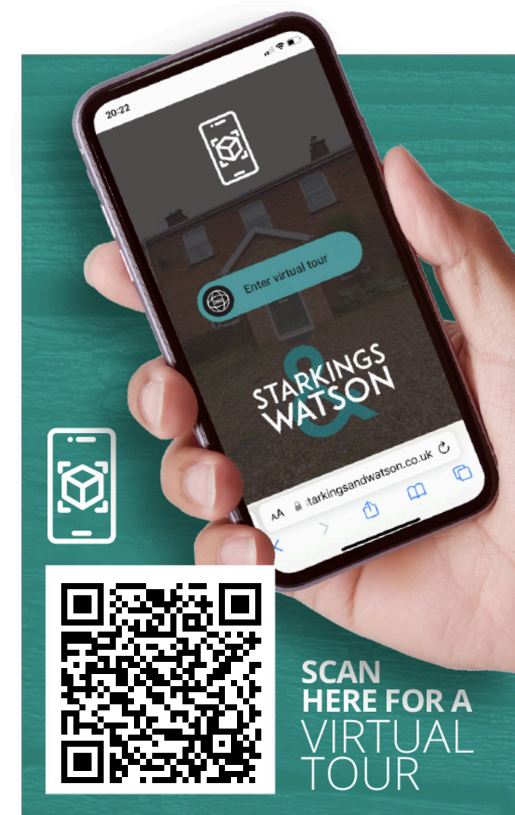
FIND US

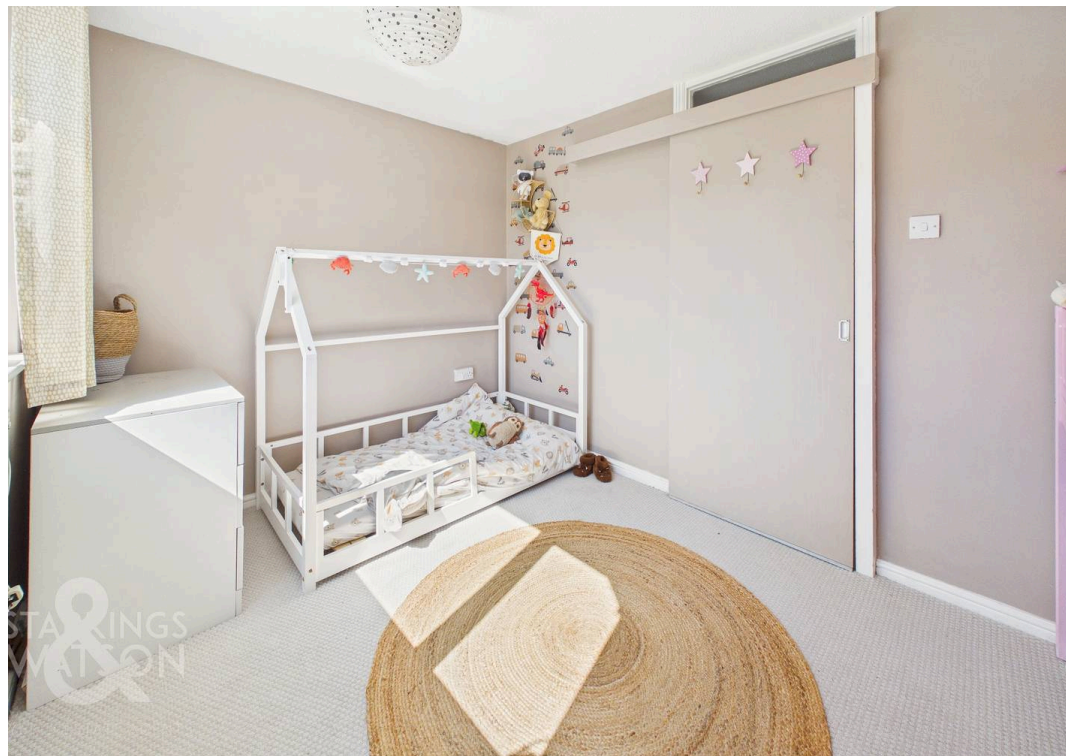
Postcode : NR15 2XN

What3Words : ///shadowed.jammy.caves

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



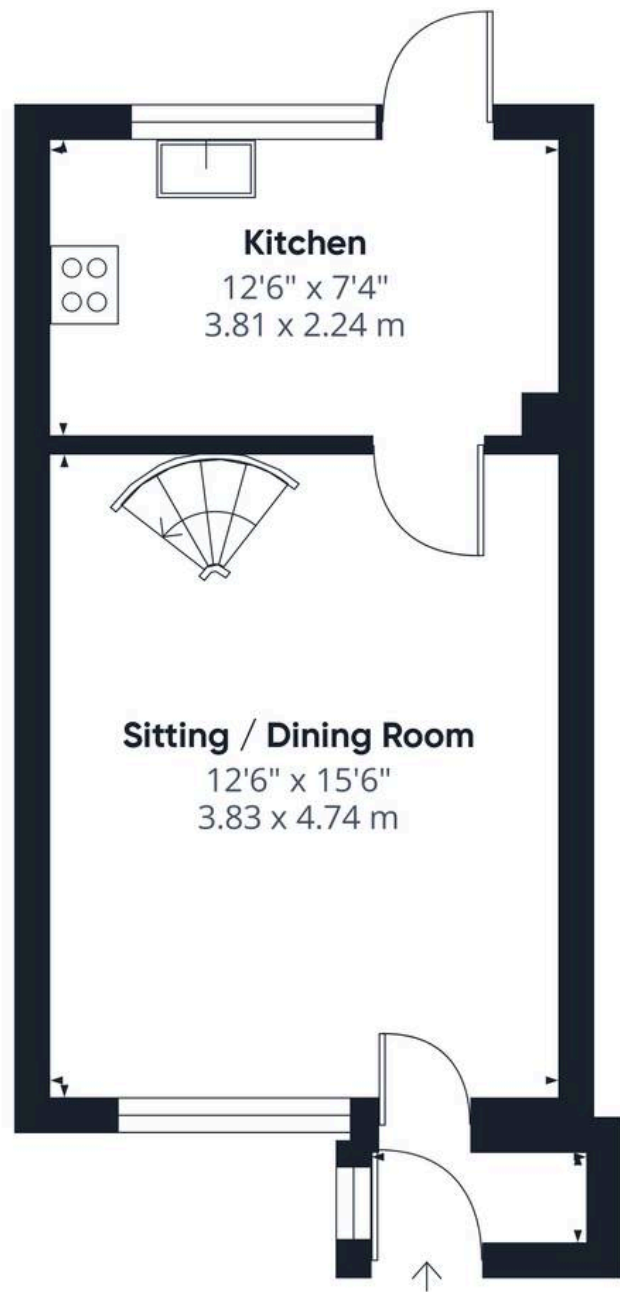




THE GREAT OUTDOORS

Heading outside, the rear garden offers a low maintenance paved space with a covered seating area and timber built storage shed. Enclosed within timber panel fencing, gated access leads to the residents car park and allocated parking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

593 ft²

55.2 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.