



Swan Lane, Long Stratton, Norwich

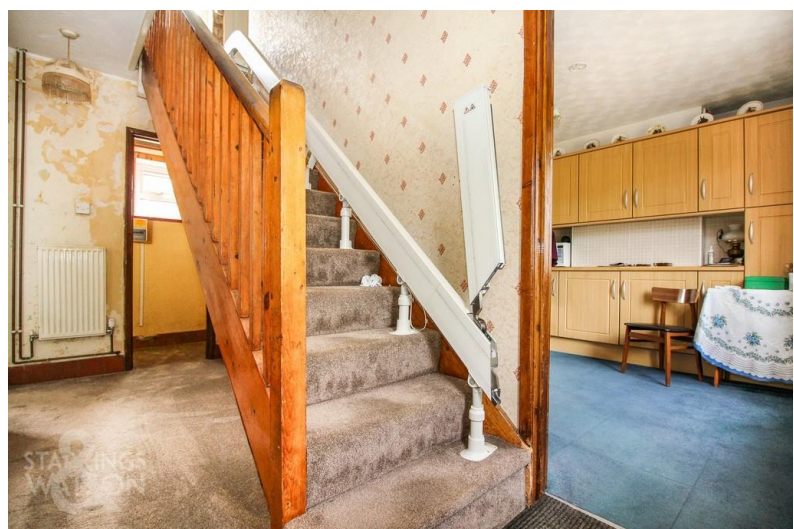
Offers In Excess Of £285,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain
- ✓ Semi-Detached Family Home
- ✓ Large Plot With Potential
- ✓ Extension Potential (stp)
- ✓ Kitchen/Breakfast Room
- ✓ Family Bathroom & Wet Room
- ✓ Three Bedrooms
- ✓ Ample Parking & Car Port

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

**STARKINGS
&
WATSON**



NO CHAIN. Occupying a PLOT close to 1/4 ACRE (stms), this SUBSTANTIAL semi-detached HOME offers POTENTIAL to UPDATE, MODERNISE and EXTEND (stp). Having been RE-ROOFED approximately 12 years ago, a POTENTIAL BUYER can move in and place their own stamp on this amazing family home. With a SUBSTANTIAL FRONTAGE and AMPLE PARKING leading to a GATED CAR PORT, the rear GARDEN continues with outbuildings and a LARGE LAWN. Internally, the property offers uPVC DOUBLE GLAZING and oil fired central heating, with the accommodation leading from the hall entrance, and comprising a DUAL ASPECT SITTING ROOM, OPEN PLAN KITCHEN with DINING SPACE, rear lobby, potential cloakroom, UTILITY ROOM and SHOWER ROOM. Upstairs, THREE BEDROOMS and the FAMILY BATHROOM lead off the landing.

LOCATION

Situated in Long Stratton, a South Norfolk town, 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 2XN), but to help...Entering Long Stratton from Norwich on the A140, follow the road almost through the village, down the hill

and through a set of traffic lights turning right immediately after onto Swan Lane, where the property can be found on the left-hand side, indicated by our For Sale board.

With a shingle driveway, ample off-road parking is provided, with a useful side car port and through access to the rear garden. The front garden is fenced for privacy.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, built-in storage cupboard and electric fuse box, stairs to first floor landing, openings to:

SITTING ROOM

16' 6" x 11' 5" (5.03m x 3.48m) Fitted carpet, radiator x2, uPVC double glazed window to front and rear, television and telephone points, smooth coved ceiling.

KITCHEN/DINING ROOM

16' 6" x 10' 3" Max. (5.03m x 3.12m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, built-in eye level electric double oven and inset electric ceramic hob with extractor fan, space for washing machine, integrated dishwasher, fitted carpet, radiator, uPVC double glazed window to front and rear, coved ceiling, door to:

REAR LOBBY

Fitted carpet, radiator, uPVC double glazed door window and door to rear, smooth ceiling, doors to:

CLOAKROOM

Offering potential to install a cloakroom with a uPVC obscure double glazed window to rear.

SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, shower area with electric shower, tiled splash backs, vinyl flooring, radiator, wall mounted electric heater, uPVC obscure double glazed window to side, smooth ceiling with extractor fan.

UTILITY ROOM

6' 6" x 5' 11" (1.98m x 1.8m) Space for fridge freezer and tumble dryer, floor standing oil fired central heating boiler, uPVC double glazed window to front.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 9" x 10' 8" (3.58m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard and airing cupboard.

FAMILY BATHROOM

Three piece suite comprising low level W.C, wall mounted wash basin, panelled bath with mixer shower tap, fitted carpet, radiator, uPVC obscure double glazed window to rear.

BEDROOM

11' x 6' 9" Max. (3.35m x 2.06m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

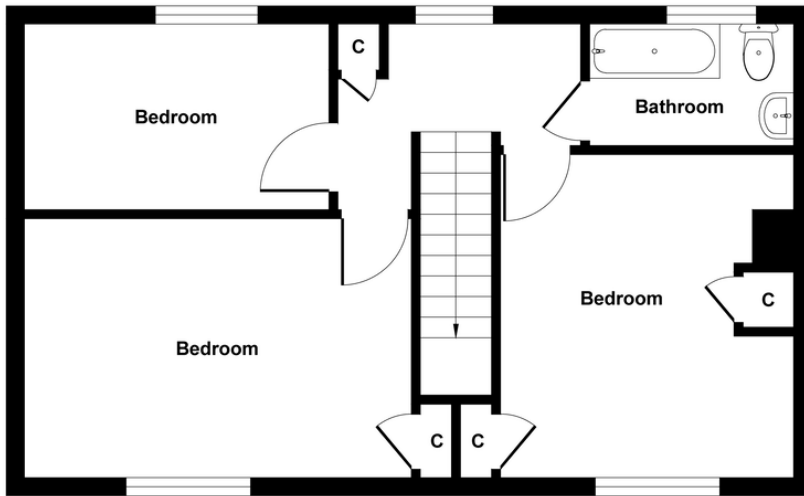
DOUBLE BEDROOM

14' 1" x 9' 5" (4.29m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, smooth ceiling.

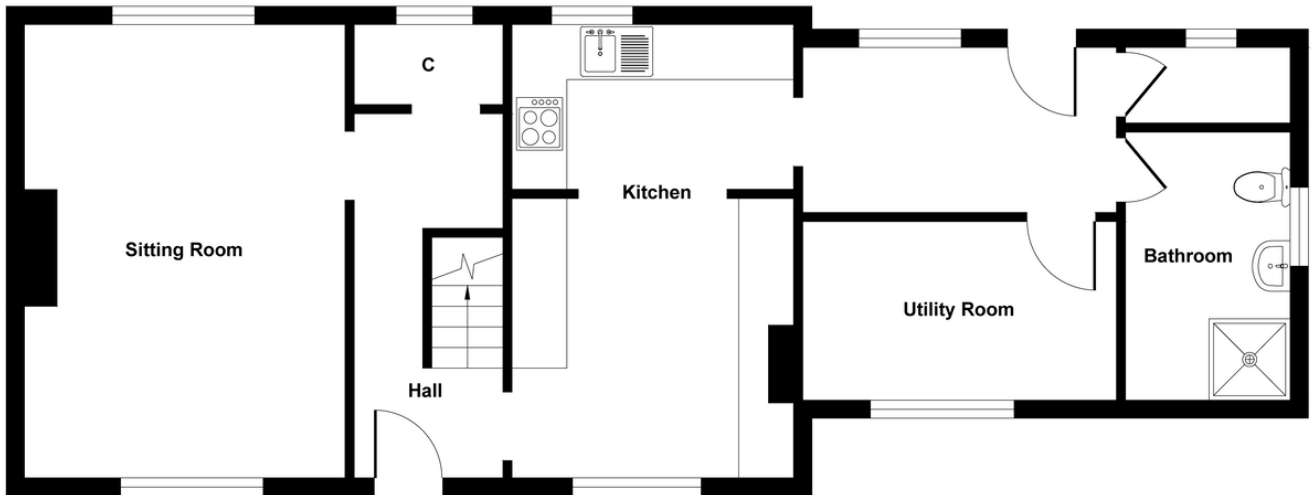
OUTSIDE

The rear garden forms part of the 1/4 acre plot (stms), and is mainly laid to lawn with a range of fenced and hedged boundaries. Various outbuildings can be found, with an adjacent car port and hard standing for storage or parking.





First Floor
 Approximate Floor Area
 462 sq. ft
 (42.92 sq. m)



Ground Floor
 Approximate Floor Area
 694 sq. ft
 (64.47 sq. m)

Approx. Gross Internal Floor Area 1156 sq. ft / 107.39 sq. m



Agents Note: 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

Centralised Hub:

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