



13 St. Leger, Long Stratton

Guide Price £190,000 - £200,000

13 St. Leger

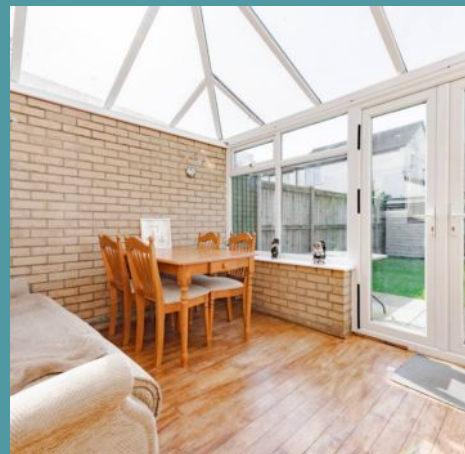
Long Stratton, Norwich

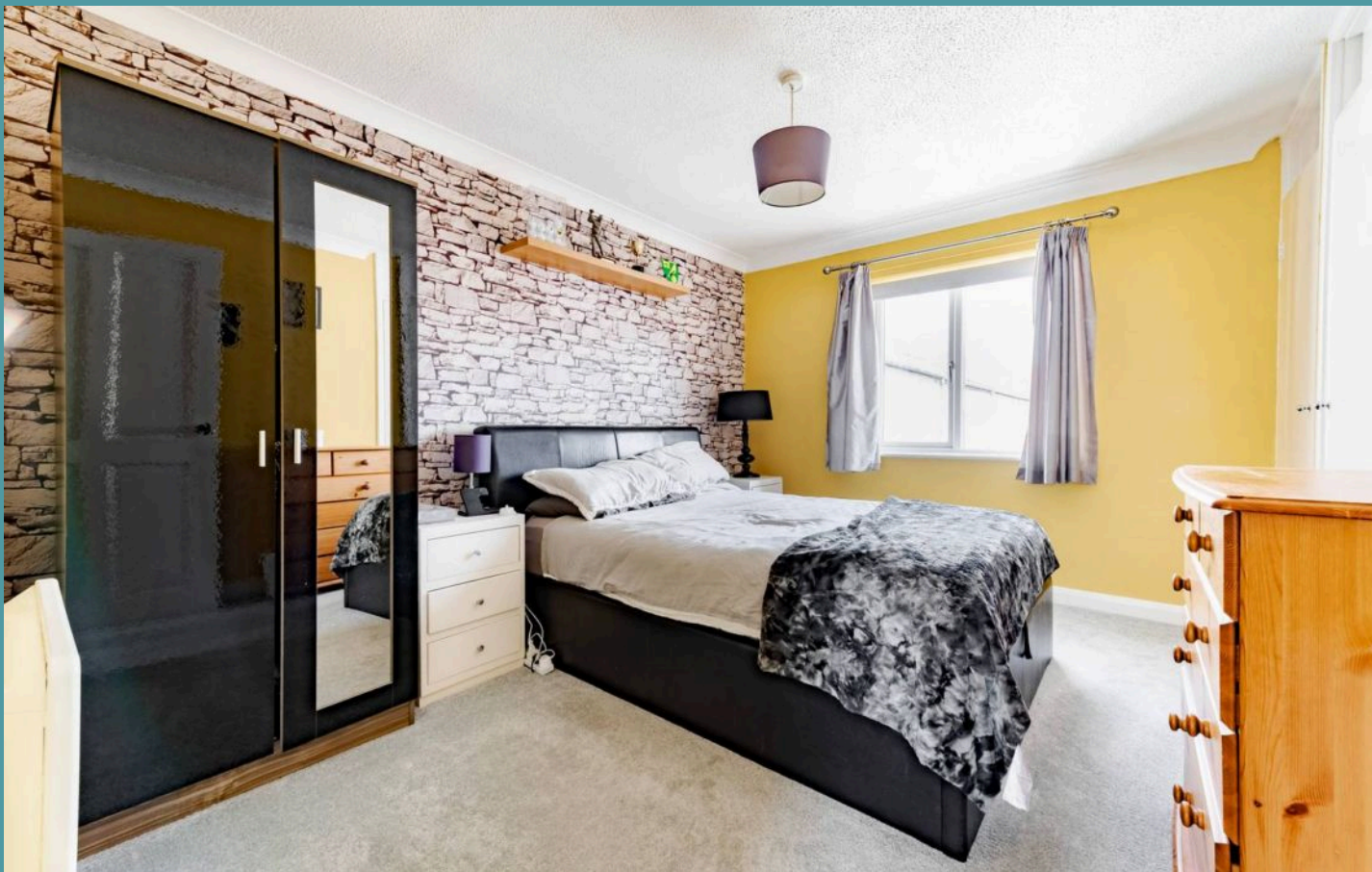
Offering modern and affordable living, this well-presented two-bedroom home is a fantastic choice for first-time buyers, downsizers, or investors. Thoughtfully upgraded, the property features a spacious living room with a charming wood burner, a well-equipped kitchen with a breakfast bar, and a bright conservatory overlooking the garden. The outdoor space is designed with a neatly maintained lawn, a patio for dining, and secure fencing for privacy. Upstairs, two generously sized bedrooms and a stylishly updated bathroom provide comfortable accommodation. With the added benefits of off-road parking, and a convenient location close to local amenities, this home ticks all the right boxes.

The Location

Long Stratton is a charming town located to the south of Norwich, offering a range of local amenities including three schools, a leisure centre, and a doctors' surgery. Residents can enjoy cafes, shopping facilities, and other services along the main street, creating a vibrant community atmosphere. The local pub, the Queen's Head, is a popular spot for relaxation and socialising.

Surrounded by picturesque villages like Tasburgh, Long Stratton provides a peaceful rural setting while maintaining easy access to Norwich, Wymondham, and Attleborough. These nearby towns offer rail links to London and Cambridge, making Long Stratton a well-connected and convenient place to live.





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Long Stratton, Norwich

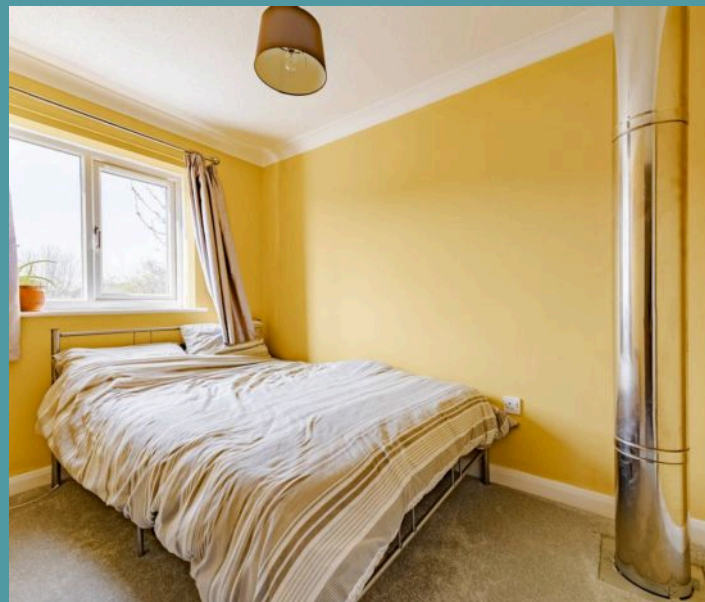
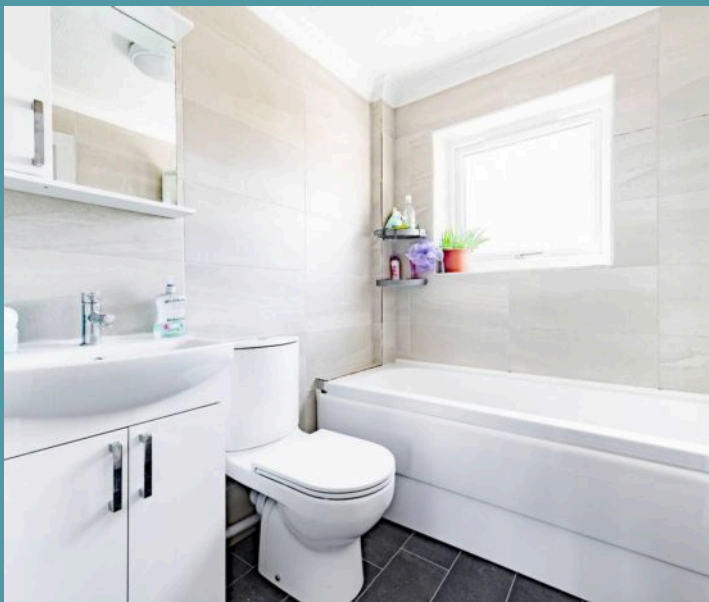
St. Leger, Long Stratton

Set back from the road, the property is accessed via a hardstanding courtyard, while the main garden is positioned at the rear. Designed for both relaxation and entertaining, the outdoor space features a neatly maintained lawn and a patio, ideal for dining.

A garden shed is positioned along the rear boundary, with secure panel fencing enclosing the area. A rear gate provides access to an alleyway leading to the en-bloc garage, which comes with a dedicated off-road parking space.

Inside, the property is well-appointed, with a welcoming entrance hall that provides space for coats and shoes. The living room is generously sized and features a charming wood burner, creating a warm and inviting atmosphere.

An under-stairs storage cupboard maximizes space efficiency. The adjacent kitchen is well-equipped with ample wall and base units, work surfaces, an electric oven with a four-ring hob and extractor, a stainless steel sink with a drainer, and space for a washing machine and fridge freezer. A breakfast bar adds to the functionality, making it an ideal spot for casual dining.





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Long Stratton, Norwich

The conservatory, positioned at the rear, is a wonderful addition to the home, offering a bright and airy space to enjoy views of the garden.

Upstairs, the landing leads to two double bedrooms, both offering excellent proportions. The main bedroom is particularly spacious, featuring built-in storage, while the second bedroom enjoys a peaceful rear aspect.

The bathroom has been updated, featuring a panelled bath with an electric shower overhead, a vanity unit with a wash basin, a low-level WC, a heated towel rail, and stylish tiling.

Agents Note

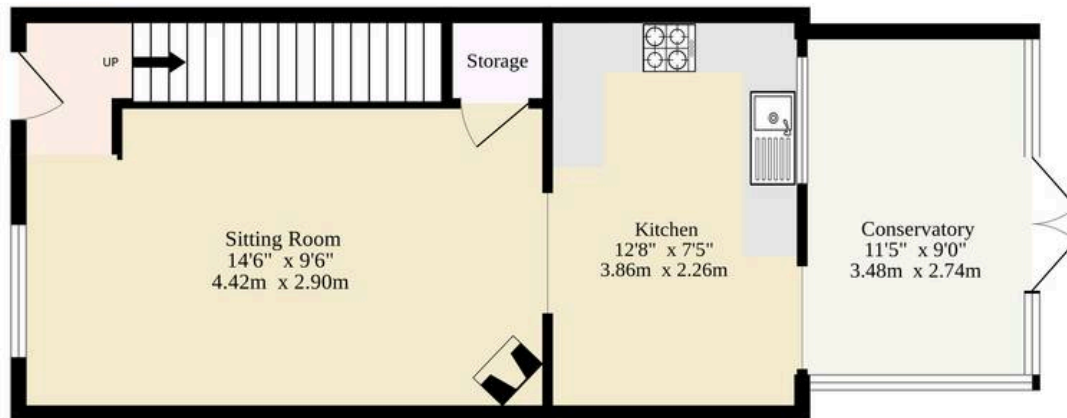
Sold Freehold

Connected to electric heating/wood burner - alongside mains water and drainage

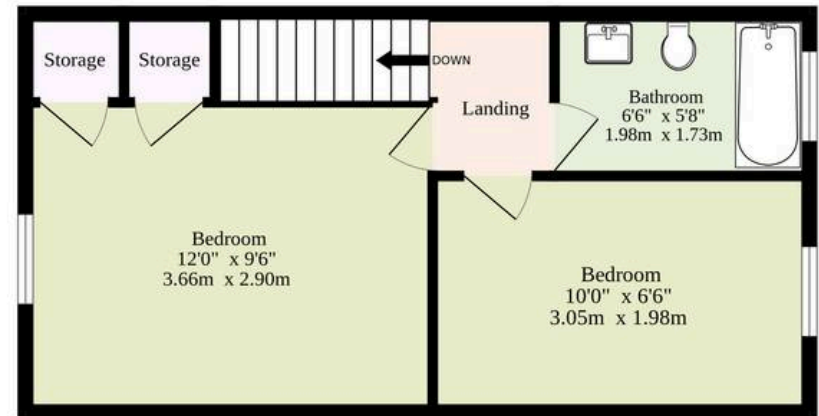
- Two-bedroom end-of-terrace home
- Spacious living room with wood burner
- Well-equipped kitchen with breakfast bar
- Bright conservatory with garden views
- Neatly maintained rear garden with patio area
- Modernised bathroom with electric shower and heated towel rail
- Located within walking distance of local amenities
- Excellent transport links to Norwich and Diss



Ground Floor
349 sq.ft. (32.4 sq.m.) approx.



1st Floor
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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