



9 St. Leger, Long Stratton

Offers Over £180,000



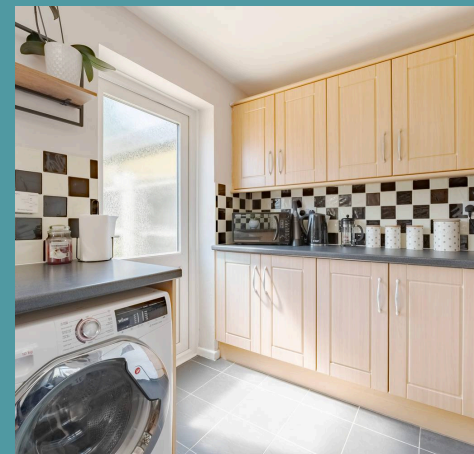
# 9 St. Leger

## Long Stratton, Norwich

Tucked away in a quiet corner of Long Stratton, this charming end-of-terrace home is a hidden gem, ideal for first-time buyers or investors. With its bright and airy open-plan living and dining area, modern fitted kitchen, two comfortable bedrooms, and a well-kept private garden, it offers stylish and practical living in a peaceful setting. Complete with an en-bloc garage and excellent local amenities nearby, this property perfectly balances comfort, convenience, and potential.

### Location

Long Stratton is a growing market town located in South Norfolk, around 10–12 miles south of Norwich, along the A140. Well-positioned between Norwich and Diss, the town benefits from convenient road access, making it popular with commuters and families alike. Long Stratton offers a variety of amenities including supermarkets, independent shops, cafés, a leisure centre with gym and sports facilities, and a modern medical centre. The town also supports families with several educational options: Manor Field Infant School, St Mary's Church of England Junior Academy, and Long Stratton High School, which provides secondary education. Public transport is available via regular bus services to Norwich, Diss, and surrounding villages, while mainline rail services to London and beyond can be accessed from stations in both Diss and Norwich. With ongoing improvements such as a proposed bypass to ease traffic through the town, Long Stratton combines rural charm with practical connectivity.







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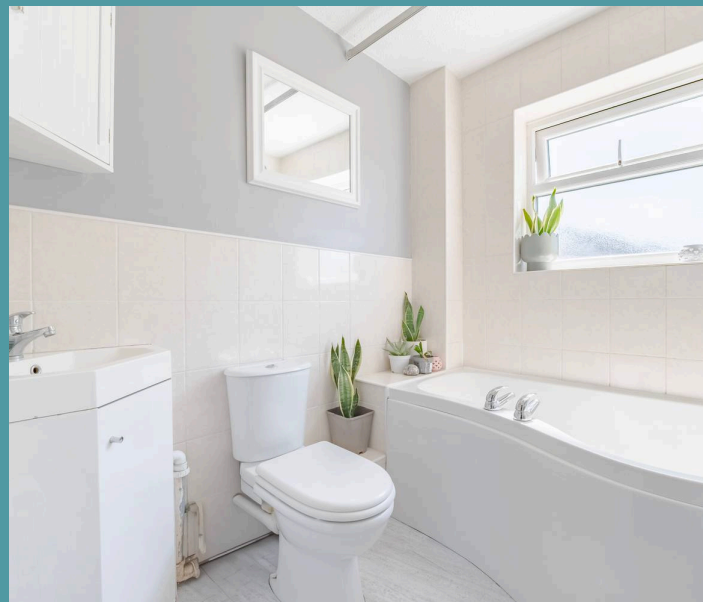
Long Stratton, Norwich

Step inside a welcoming entrance hall, with wood effect flooring under foot. Positioned at the front of the residence is an open-plan sitting and dining room, thoughtfully designed for both relaxing evenings and social gatherings. The space is light-filled and versatile, providing ample room for comfortable living and dining furniture. A built-in under-stairs cupboard provides storage for household essentials.

The well-equipped kitchen features a range of wall and base cabinetry, offering generous storage and functionality. Integrated appliances and under-counter space for laundry goods ensure convenience, while the layout keeps everything within easy reach for busy lifestyles.

Upstairs, you'll find two well-proportioned bedrooms, ideal for a couple, small family, or home office setup. The front bedroom has a built-in wardrobe for your personal belongings. A neatly presented family bathroom comprises of a three piece suite, accommodating all residents in the household.

Outside, the property boasts a well-maintained private rear garden, that is south-facing, with a mix of patio and a laid to lawn, perfect for enjoying the outdoors or entertaining guests in warmer months. Additional practicality is provided by an en-bloc garage, offering secure storage or parking options.







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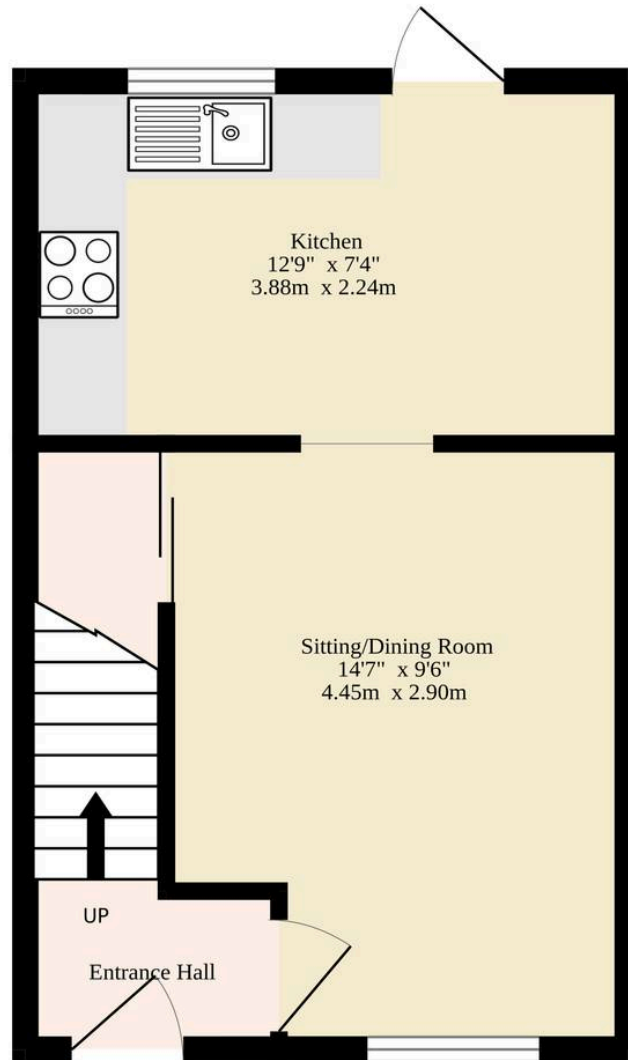
Long Stratton, Norwich

- End of terrace residence, tucked away in the Norfolk town of Long Stratton
- Perfect first home or investment purchase
- Recently re-decorated throughout, with a bright and airy interior
- Open-plan sitting/dining room inviting relaxation and entertaining
- Kitchen fitted with wall and base cabinetry, integrated appliances, under-counter areas for laundry essentials and storage
- Two bedrooms and a bathroom
- Well-maintained and private garden, with a patio area and a laid to lawn
- En-block garage for storage options
- Close to local shops, schools, healthcare facilities and transport links

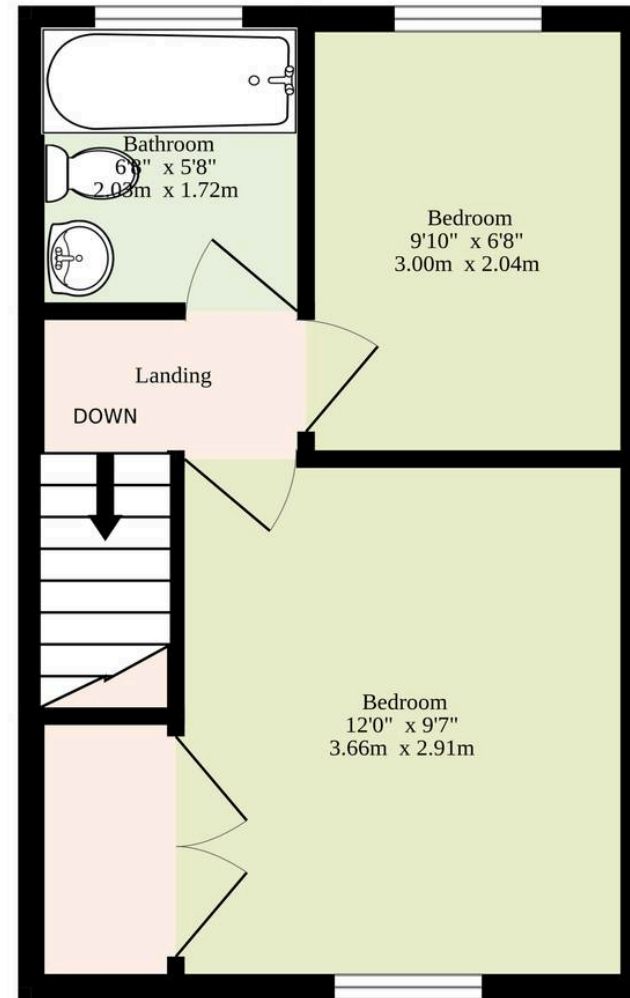




**Ground Floor**  
231 sq.ft. (21.5 sq.m.) approx.



**1st Floor**  
217 sq.ft. (20.2 sq.m.) approx.



Sqft Does Not Include The Entrance Hall And The Landing

**TOTAL FLOOR AREA : 449 sq.ft. (41.7 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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