



52 Field Acre Way, Long Stratton

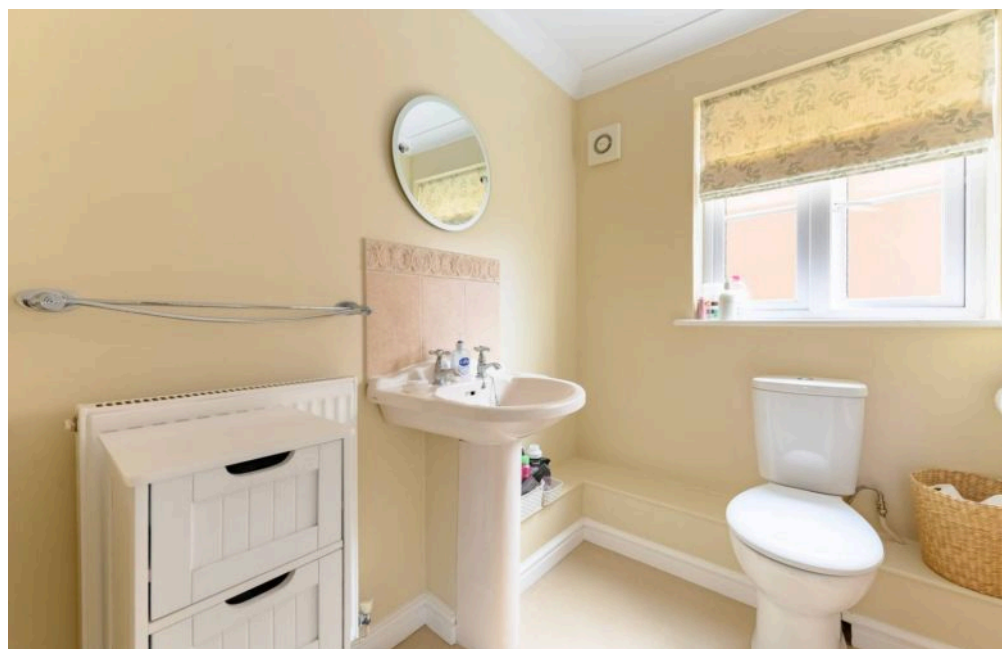
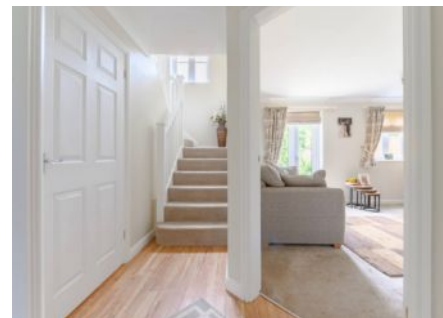
£300,000 Freehold

Perfectly placed in the growing town of Long Stratton, this detached family home offers stylish living with open green views and a peaceful cul-de-sac setting. Designed for modern lifestyles, the spacious interior includes two reception rooms, a well-equipped kitchen and three comfortable bedrooms. Families will appreciate the excellent local schools and everyday convenience of nearby shops, cafés and leisure facilities. Commuters benefit from swift access to Norwich and Diss via the A140, with regular bus links and rail connections close by. The enclosed rear garden with patio seating is ideal for outdoor dining and weekend relaxation. With parking, a garage and contemporary finishes throughout, this home delivers both practicality and comfort in equal measure.

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The 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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Enjoying an open outlook across a wide stretch of green space, this stylish detached home presents a fantastic opportunity for growing families or those seeking a generous, move-in-ready property with space to entertain. With three bedrooms, two reception rooms and 939 sq. ft (stms) of well-planned accommodation, this home balances practical family living with a refined, contemporary finish. The exterior offers off-street flexibility with a tandem driveway, garage, and additional parking on the front shingle, while the enclosed rear garden is a private, low-maintenance space with two separate patio areas perfect for outdoor dining and summer evenings.

Stepping inside, you're welcomed by a bright hallway complete with wood-effect flooring and a convenient ground-floor W.C. To the front, the dining room offers a flexible space with dual aspect windows and room to style as a formal dining area, home office or playroom. The main lounge sits at the rear of the home and opens through French doors onto the garden, with a classic feature fireplace adding warmth and charm.

The kitchen is both functional and well-appointed, arranged in a U-shaped layout with integrated cooking appliances, ample work surface space, and room for additional white goods, with easy access out to the driveway for unloading groceries.

Upstairs, the home continues to impress with a well-lit landing leading to three bedrooms, two of which benefit from fitted wardrobes. The main bedroom is particularly spacious with dual-aspect windows drawing in the light and not one but two built-in double wardrobes offering excellent storage. An en suite shower room with sleek fittings adds to the sense of luxury, while the main family bathroom mirrors the finish with a clean, modern suite, shower over bath, and stylish tiling.

Outside, the garden has been designed to offer both greenery and practicality. A secure, enclosed lawn is framed by well-kept borders, while two separate patio seating areas offer ideal spots to enjoy the sun at different times of day. The rear gate provides handy access to the garage and driveway, all tucked quietly at the end of a cul-de-sac, enhancing both privacy and appeal. This is a home that's ready for its next chapter—stylish, spacious and perfectly placed.

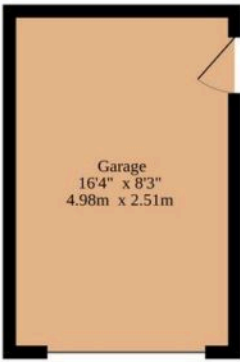
Agents Note

Sold Freehold

Connected to all mains services.

Council Tax band: C

Tenure: Freehold



Ground Floor
490 sq.ft. (45.5 sq.m.) approx.

1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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