



45 Francis Road, Long Stratton

Norwich



Minors & Brady

# 45 Francis Road

Long Stratton, Norwich

Occupying a generous corner plot within easy reach of supermarkets, shops, schooling and transport links, this upgraded and well-presented two-bedroom semi-detached bungalow offers practical single-storey living. Accommodation includes a bright living room with an open fireplace, a fitted kitchen leading to a separate utility room, two bedrooms, including a double with built-in wardrobes, and a fully tiled shower room with a separate WC. Further benefits include new electric heating, a southerly facing enclosed rear garden and shingle driveway providing off-road parking, with the added advantage of a vendor already found.

- Upgraded and well presented two bedroom semi detached bungalow occupying a generous corner plot
- Vendor already found
- Bright living room with open fireplace
- Fitted kitchen with tiled splashbacks, leading to a separate utility room with additional storage
- Two bedrooms, including a double with built in wardrobes
- Fully tiled family shower room and separate WC
- New electric heating installed
- Southerly facing enclosed rear garden with patio, planting and timber shed, plus lawned front and side gardens
- Shingle driveway providing off road parking
- Practical single storey living within easy reach of supermarkets, shops, schooling and transport links





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Long Stratton, Norwich

## Location

Francis Road is situated within the well-served village of Long Stratton, positioned between Norwich and Diss along the A140, making it a practical choice for those needing straightforward road access in either direction. The village offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, a medical centre, a pharmacy, and schooling for various ages, all within easy reach. Regular bus services run through the village, connecting to surrounding towns and the city of Norwich. Open countryside can be found just beyond the village centre, providing pleasant walks and a rural backdrop while still enjoying the convenience of local facilities close by. There are also local leisure facilities and community spaces that host clubs and activities throughout the year, adding to the area's appeal.

## Francis Road, Long Stratton

A sheltered porch leads into a central hallway, which connects the accommodation. Natural light fills the living room, creating a bright and comfortable setting centred around an open fireplace with tiled surround and hearth. Wood effect flooring runs underfoot, reinforcing the cared-for condition seen throughout.

Positioned off the hall, the kitchen is fitted with cream fronted wall and base units set against contrasting work surfaces and tiled splashbacks. A stainless steel sink sits beneath the window, and there is space for a freestanding cooker with extractor hood above, fridge freezer and dishwasher.



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Access leads into a rear hall where a useful storage cupboard is positioned alongside a door opening directly onto the garden. Beyond this, a separate utility room provides plumbing for a washing machine, together with additional appliance space and shelving, all served by a window allowing natural light.

Two well-proportioned bedrooms are positioned off the hallway, including a double principal bedroom with built-in wardrobes.

Completing the interior, the fully tiled shower room is fitted with a walk-in shower enclosure, pedestal wash basin and heated towel rail. A separate WC is positioned alongside.

Outside, the rear garden enjoys a southerly aspect and has been arranged for ease of maintenance. A paved patio adjoins the property, leading onto shingle with raised planting beds and established shrubs providing structure. Timber shed offers useful external storage, while fencing and brick walling enclose the boundaries.

Lawned areas extend to the front and side, enhancing the sense of space afforded by the corner position. A shingle driveway provides off-road parking and completes the external features. Within walking distance of amenities and transport links, this thoughtfully improved bungalow presents a well-maintained home in a convenient village setting.

## Agents notes

Sold freehold, connected to main services: water, electricity and drainage.

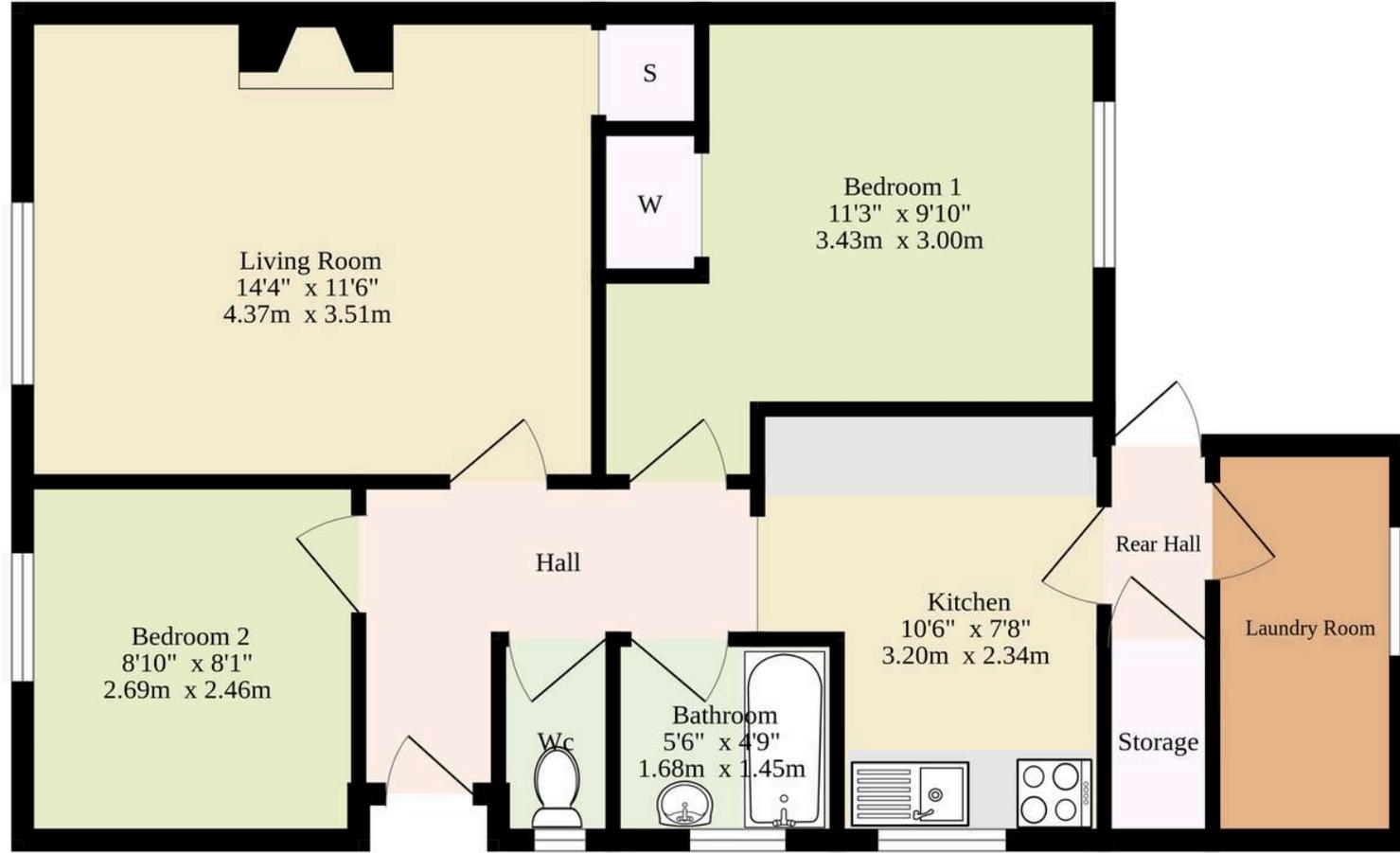
Electric Central Heating

Council Tax Band- A

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**Ground Floor**  
**794 sq.ft. (73.8 sq.m.) approx.**



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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# Dreaming of this home? Let's make it a reality



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Meet *Theo*  
Property Consultant



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