



12 Queens Court The Street, Long Stratton

Guide Price £220,000

Minors & Brady



12 Queens Court The Street

Long Stratton, Norwich

Guide price: £220,000 - £230,000. This beautifully presented two-bedroom home occupies a particularly pleasant position towards the end of a small and peaceful cul-de-sac, offering a modern and comfortable property with an attractive balance of stylish interiors, practical accommodation and a lovely enclosed rear garden. The home has been thoughtfully maintained and is ready to move straight into, with a bright sitting room, contemporary kitchen and dining area, two comfortable bedrooms and a well-appointed bathroom. French doors open from the kitchen directly onto the rear garden, creating a lovely connection between the living space and the outdoors, while the attached garage and private driveway add valuable practical benefits.

- Guide price: £220,000 - £230,000
- Beautifully presented two bedroom home positioned towards the end of a small and peaceful cul de sac, offering a modern and comfortable home with a particularly attractive setting
- Bright and welcoming sitting room providing a comfortable main reception space, with a turning staircase to the first floor and a natural flow through to the kitchen and dining area
- Stylish kitchen and dining room complemented by a good range of integrated appliances and French doors opening directly onto the rear garden
- Two well proportioned bedrooms offering comfortable accommodation and useful flexibility, with the principal bedroom benefiting from matching built in wardrobe cupboards providing excellent storage
- Contemporary family bathroom featuring a stylish P shaped shower bath, full herringbone tiled surround, vanity basin set onto a natural granite base, concealed cistern WC and illuminated mirror
- Particularly appealing rear sun trap garden, enclosed for





12 Queens Court The Street

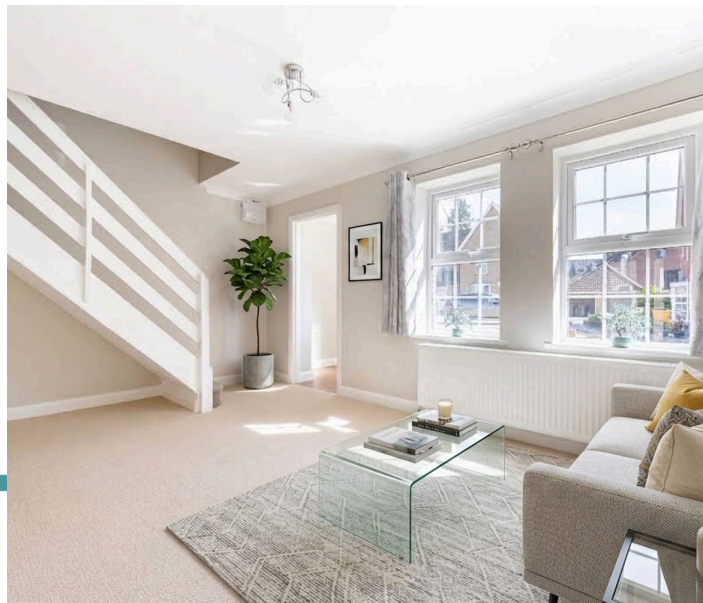
Long Stratton, Norwich

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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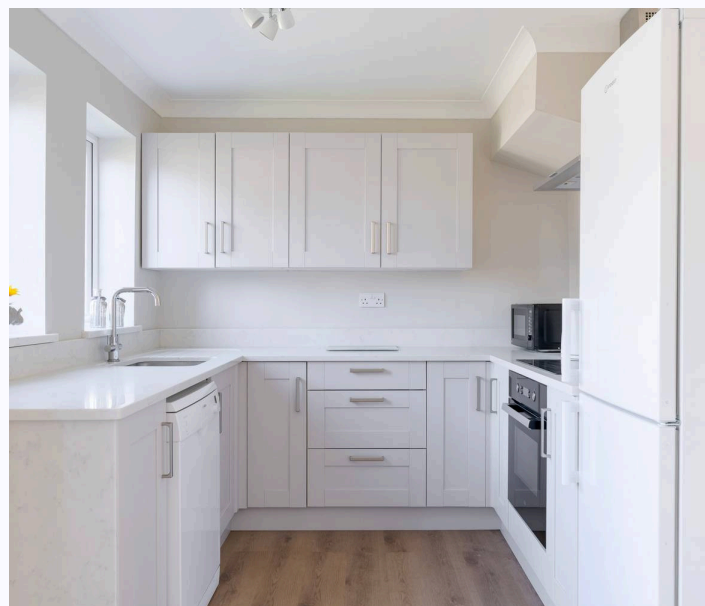
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Location

Situated in the popular South Norfolk town of Long Stratton, Queens Court is conveniently positioned close to the centre and the range of amenities available locally. The town provides a Co Op supermarket, independent shops, a post office, pharmacy, doctors surgery, dental practice, public houses, takeaways, and a leisure centre, while local schools including Manor Field Infant and Nursery School, St Mary's Church of England Junior Academy, and Long Stratton High School are all within easy reach.

Long Stratton sits along the A140 between Norwich and Diss, providing straightforward road connections to both towns and the wider Norfolk area. Regular bus services also connect the town with Norwich and surrounding communities. The surrounding South Norfolk countryside provides plenty of opportunities for walking and enjoying the area's rural character, while Norwich and Diss offer a wider selection of shopping, dining,



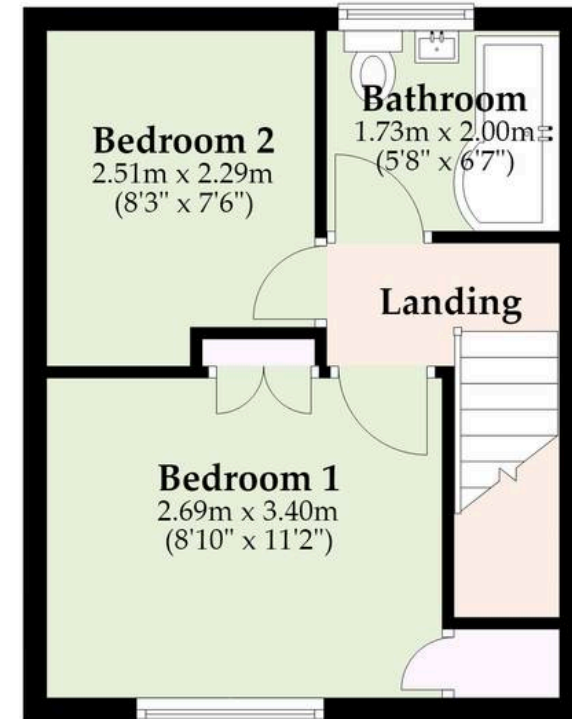
Ground Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

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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.

Plan produced using PlanUp.

Dreaming of this home?

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Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market



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