Porter Road | Norwich | NR15 2TY

£210,000

twgaze

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A three bedroom house located in a quiet cul de sac in Long Stratton. The current owners have converted the garage to provide flexible accommodation (currently used as a bedroom).

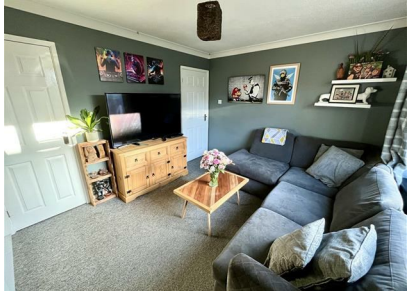
- Three Bedroom
- Kitchen
- Ground Floor W.c
- Family bathroom
- Off road parking
- Lounge
- Ground floor room (currently used as a bedroom)
- Two first floor bedrooms
- Private enclosed Garden

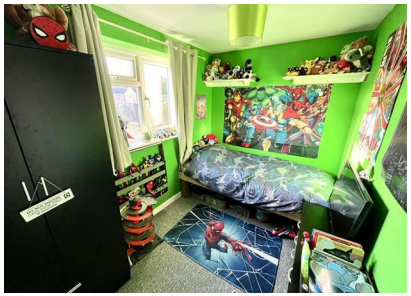
The Location

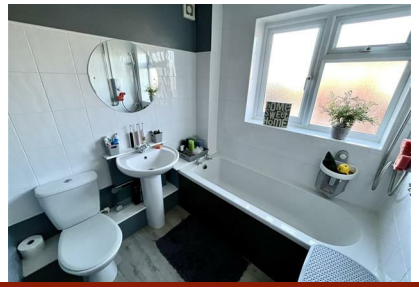
Long Stratton is a south Norfolk village situated approximately 12 miles (19 km) south of Norwich on the A140 road, which connects Norwich to Ipswich. The village offers a range of amenities, including schools, shops, and recreational facilities, making it a convenient and attractive place to live. Its location provides easy access to both rural and urban environments, with the scenic countryside of Norfolk nearby and the bustling city of Norwich within a short drive.

The Property

This well-presented three-bedroom home offers a fantastic opportunity for first-time buyers looking to get onto the property ladder. The ground floor features a







welcoming entrance hall, a convenient WC, a spacious lounge, and a modern kitchen. The garage has been converted into a versatile bedroom, ideal for additional living space. On the first floor, there are two good-sized bedrooms and a family bathroom. Located in a popular and accessible area, this property offers excellent potential and is ready for you to move in and make it your own. Early viewing is highly recommended to fully appreciate the space and value this home offers.

The Outside
To the front of the property, there is convenient off-road parking. To the rear, the home boasts a private, enclosed garden featuring a patio area ideal for outdoor dining, along with a covered wooden structure complete with a wood burner, perfect for year-round entertaining. The garden also benefits from a useful storage shed.

Agents Note
The sellers have informed us that they are in the process of having the garage conversion signed off

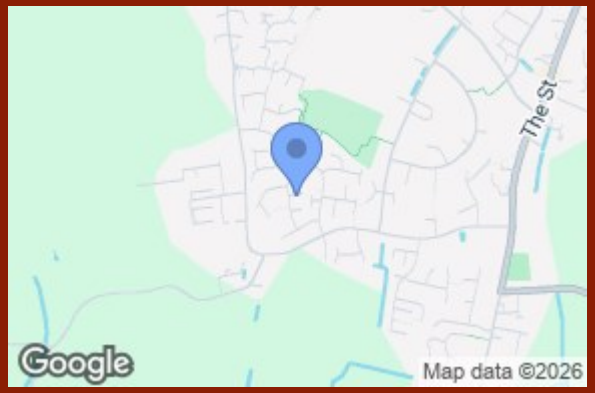
Services
Mains electric, mains water and mains sewage

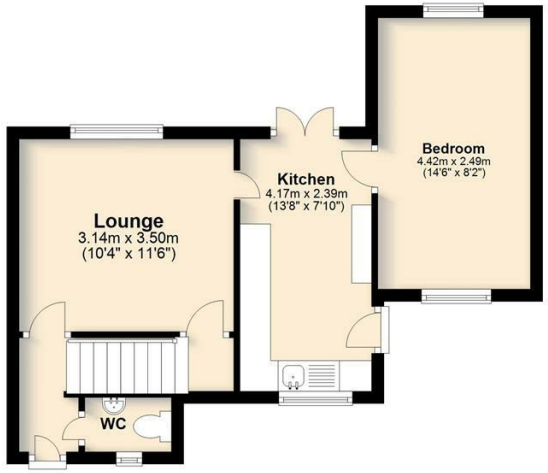
How to get there
what3words///clips.essays.farmed

Viewing
Strictly by appointment

Council Tax Band B

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

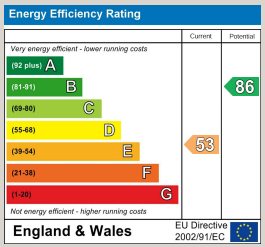




Ground Floor
Approx. 38.4 sq. metres (413.5 sq. feet)

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

Total area: approx. 63.2 sq. metres (680.7 sq. feet)



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