



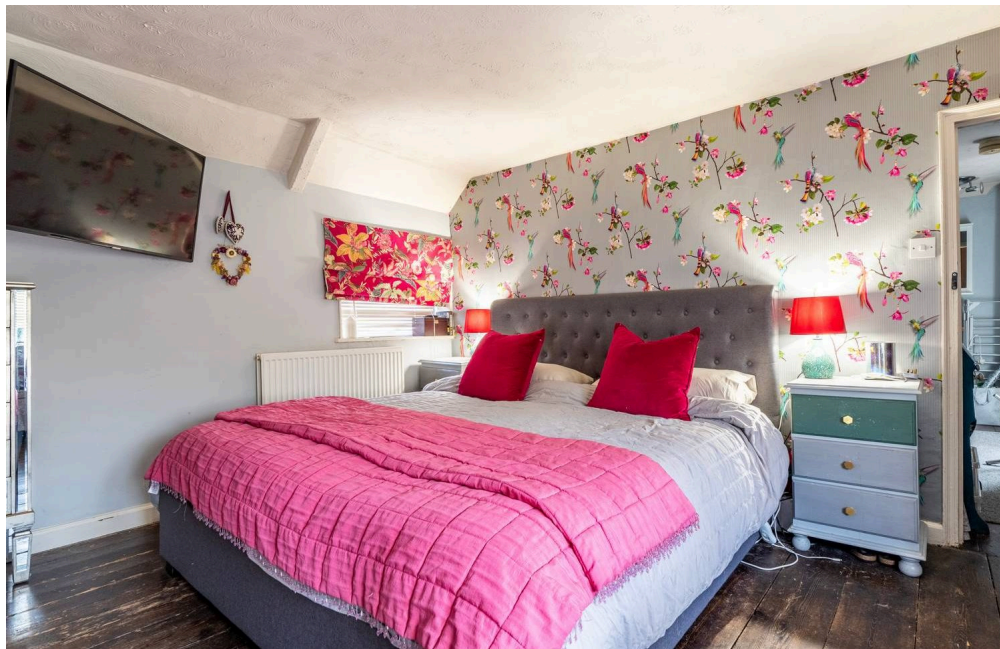
2a Swan Lane, Long Stratton

£230,000 Freehold

This two-bedroom semi-detached house presents a wonderful opportunity for first-time buyers to own a property in a sought-after location. With its charming features, functional layout, and convenient amenities, this home is sure to captivate those looking for a cosy and welcoming place to live.

Location

Situated in the heart of Long Stratton, Swan Lane enjoys a prime location within this charming South Norfolk village. Known for its welcoming community atmosphere, Long Stratton offers an array of local amenities, including independent shops, supermarkets, cafes, and restaurants, all within a short stroll. The property benefits from excellent transport links, with easy access to the A140, connecting you to Norwich and Diss in under 20 minutes. For families, the area boasts well-regarded schools and recreational facilities, while nature lovers will appreciate the surrounding countryside, perfect for walks and outdoor activities.



Swan Lane

As you enter the home through the porch, you are greeted by a thoughtfully designed kitchen fitted with wall and base units, work surfaces, and modern appliances including an electric oven with a gas hob. The ground floor bathroom, conveniently accessed from the kitchen, features a WC, wash hand basin, and bath with shower above.



Continuing through to the lounge, natural light floods the space from two windows, creating a bright and inviting atmosphere. There is ample room for a dining area, making it easy to entertain guests or enjoy meals with loved ones.

Upstairs, the property offers two well-appointed bedrooms, providing comfortable living spaces for relaxation and rest. The easy-to-maintain enclosed rear garden adds a touch of greenery to the property, with an Astro turfed area, shingled patio, garden shed, and a side access gate leading to a shingled driveway, providing off-road parking for two vehicles.

Benefiting from access to a range of local amenities and excellent transport links, this property combines convenience with comfort, making it an attractive choice for those seeking a place to call home. The location offers the perfect balance of tranquillity and accessibility, allowing residents to enjoy the best of both worlds.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: B

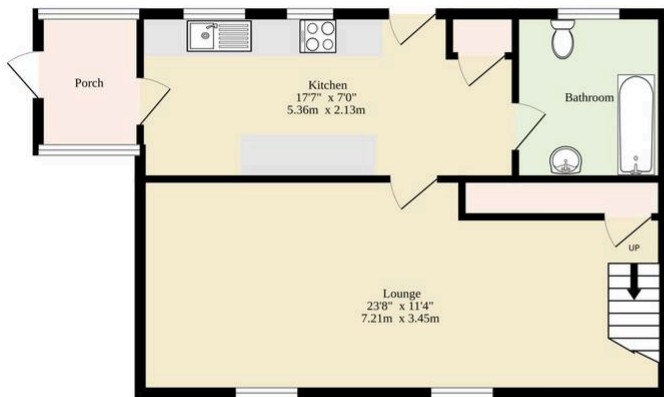
Tenure: Freehold

EPC Energy Efficiency Rating: E

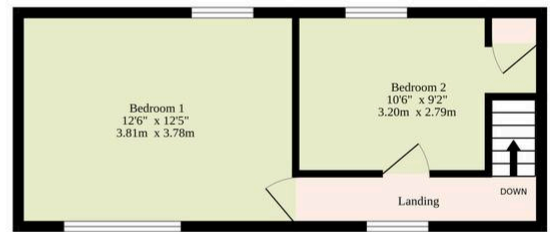
EPC Environmental Impact Rating: E



Ground Floor
395 sq.ft. (36.7 sq.m.) approx.



1st Floor
255 sq.ft. (23.7 sq.m.) approx.



Sqft Excludes Porch, Bathroom And Landing

TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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