



Icarus Rise, Norwich - NR5 0WQ



Icarus Rise

Norwich, Norwich

NO CHAIN! Occupying an enviable corner plot, this DETACHED FAMILY HOME is presented in immaculate decorative order throughout, boasting quality fixtures and fittings throughout. The inviting HALLWAY ENTRANCE opens to the 15' dual aspect SITTING ROOM with French doors leading to the 26' KITCHEN and DINING ROOM, the heart of the home. The ground floor also offers a convenient W.C and separate STUDY/ OFFICE. Heading upstairs, doors open to FOUR DOUBLE BEDROOMS with a FAMILY BATHROOM located centrally from the landing and the MAIN BEDROOM offering an ENSUITE BATHROOM. Outside, DRIVEWAY PARKING can be found with an adjacent GARAGE. The rear GARDEN is PRIVATE and ENCLOSED and has been meticulously LANDSCAPED to a high standard.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Detached Family Home
- Fantastic Decorative Order
- Stunning Landscaped Garden
- 26' Open Plan Kitchen/ Dining Room
- 15' Dual Aspect Sitting Room
- Four Double Bedrooms
- Driveway Parking & Garage



The property is set within The Hampden View development, which is located just off Norwich Road in Costessey, where within a short walk you will find various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

SETTING THE SCENE

Set back from the road and positioned prominently on this substantial corner plot, the property offers a garden frontage with laid lawn and shrubs, a flagstone pathway leads to the open porch covered main entrance.

THE GRAND TOUR

Stepping inside, the hallway entrance is light and bright with stairs rising to the first floor and built in storage to hide coats and shoes, wood effect flooring features underfoot for ease of maintenance. To the right, the bay window fronted dual aspect sitting room enjoys carpeted flooring and uPVC double glazing with double French doors opening to the expansive 26' kitchen and dining room. Further wood effect flooring can be found throughout with ample space for formal dining with a dual aspect form French doors and windows ensuring the room is flooded with natural light. The kitchen itself offers a range of wall and base storage units in a U-shaped configuration offering plenty of worktop space for food preparation. Further, a double oven, hob, extractor, fridge, freezer and dishwasher are seamlessly integrated. Also from the hallway, a useful W.C can be found with a separate office space offering carpeted flooring, radiator and uPVC double glazed windows overlooking the properties frontage.



Heading upstairs to the carpeted first floor landing, a large storage cupboard can be found with loft access above. Doors open to four double bedrooms, the larger two overlooking the front of the property. All four rooms benefit from carpeted flooring, uPVC double glazed windows and radiators with the main bedroom offering a three piece ensuite bathroom including a glass enclosed shower cubicle. Completing the accommodation, the family bathroom includes a further three piece suite including a shower over the bath with a glass splashback.

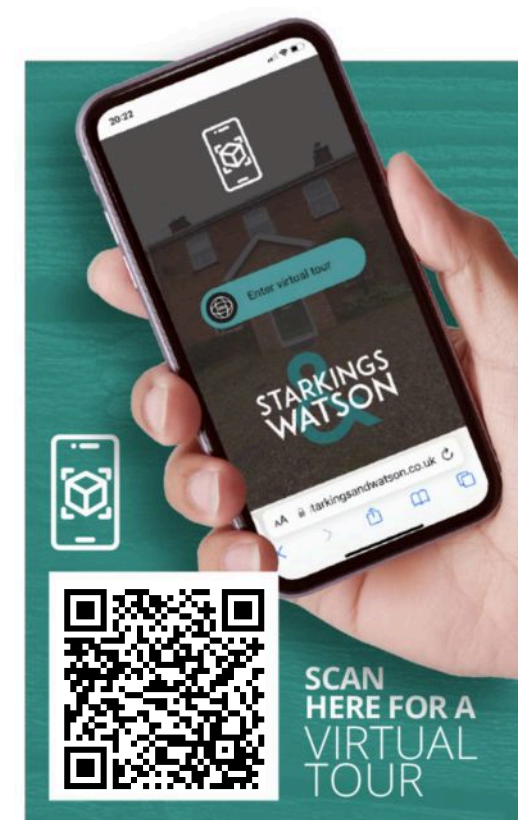
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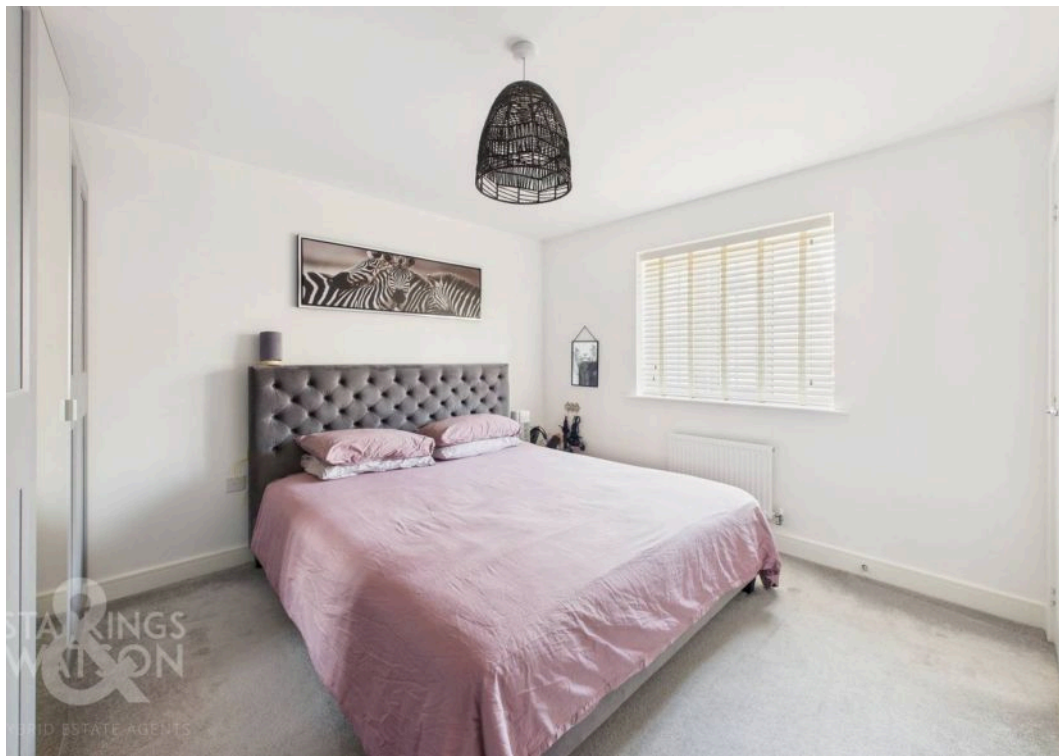
Postcode : NR5 0WQ

What3Words : ///highly.laptop.bets

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



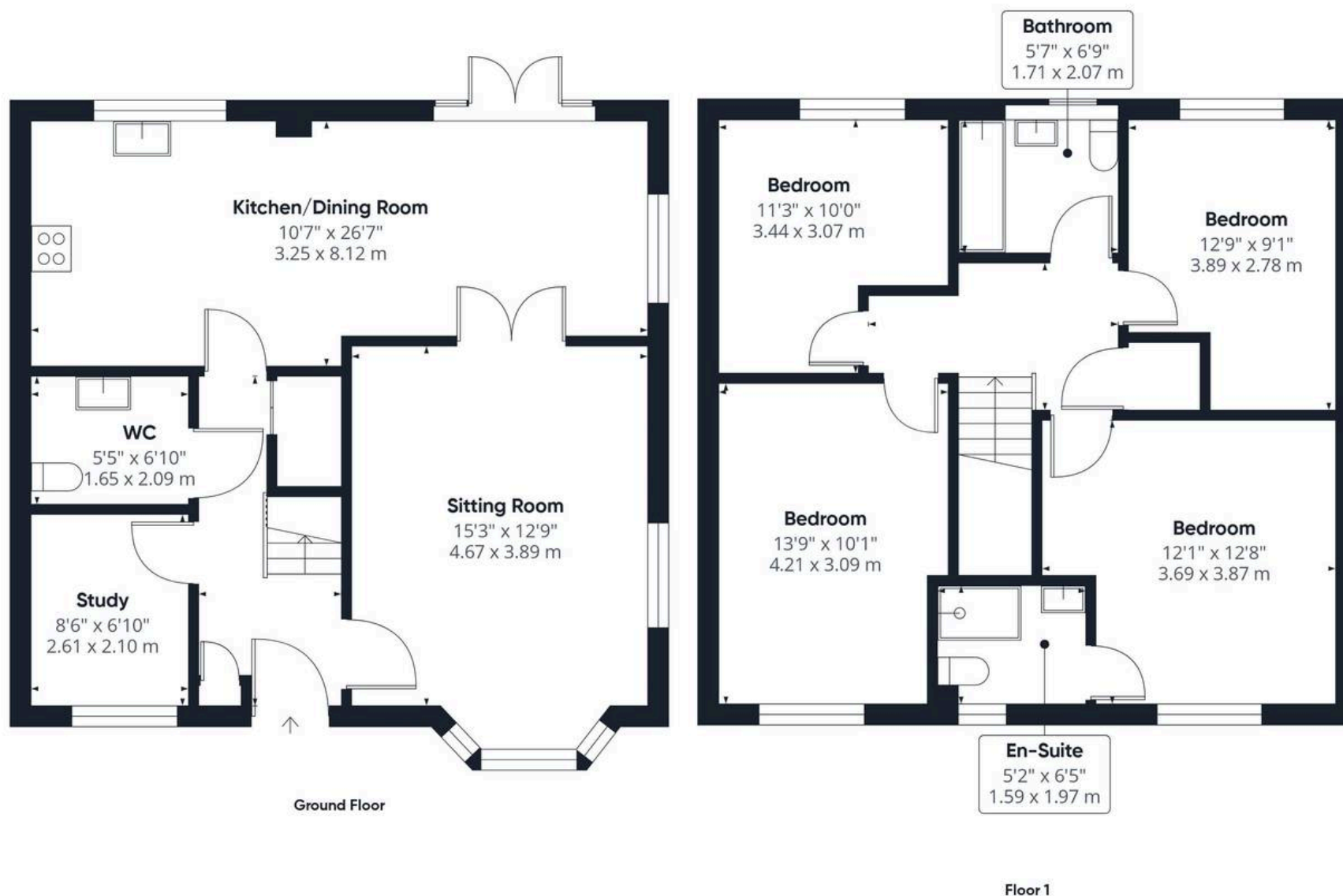




THE GREAT OUTDOORS

Stepping outside, the garden is totally private and enclosed, initially opening from French doors to the raised patio, with aesthetic shingle borders and a glass dividing wall and adjacent raised flowerbeds. To the end of the walkway a wooden latch and brace gate opens to the driveway with shallow steps leading down to a laid lawn. The corner of the garden offers a further patio and pergola above making an ideal suntrap to enjoy the summer months.





Approximate total area⁽¹⁾

1360 ft²

126.4 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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