

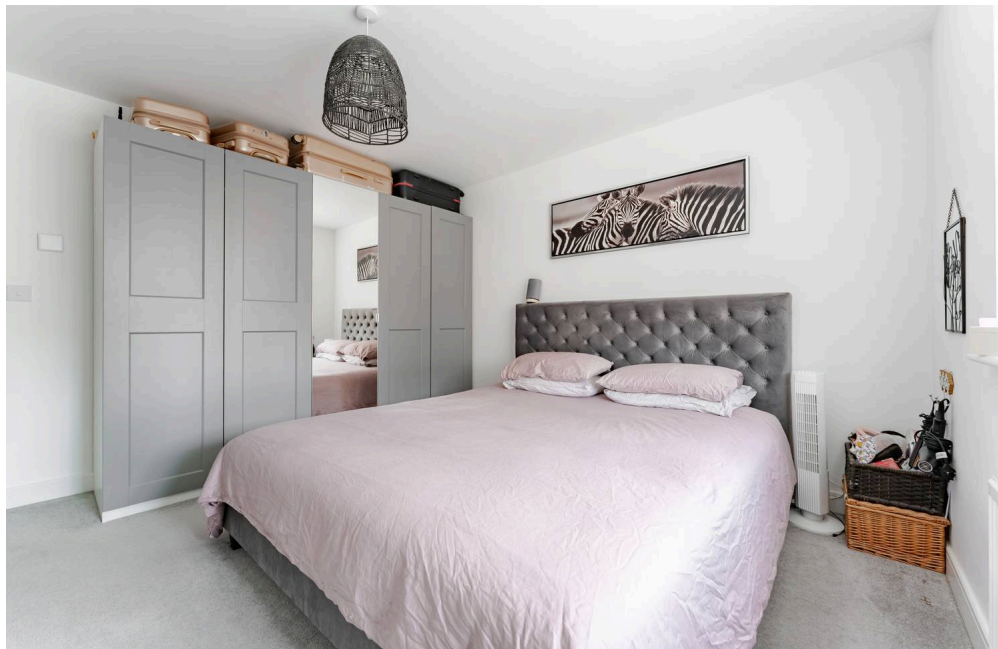
19 Icarus Rise, Norwich

OIRO £440,000 Freehold

Immaculately presented and ready to move into, this contemporary detached home provides a fantastic opportunity for those seeking stylish, low-maintenance living in a popular residential area to the west of Norwich. Built just three years ago and still within its NHBC warranty, the property has had only one careful owner and is finished to a high standard throughout. With spacious, well-proportioned rooms, a thoughtfully designed layout, and a private rear garden, it offers a modern lifestyle ideal for families, professionals, or anyone in need of flexible accommodation.

Location

Icarus Rise enjoys a convenient residential setting to the west of Norwich, ideal for families and professionals alike. The area offers easy access to the University of East Anglia and the Norfolk and Norwich University Hospital, both just a short drive away. Everyday amenities including supermarkets, eateries, and local shops are all close by, while nearby parks and green spaces provide room for recreation. For commuters, the property is well positioned with excellent road links to the A47 and A11, and Norwich city centre is reachable in under 15 minutes by car or around 20 minutes by bus. The area is also served by well-regarded local schools, and nearby Longwater Retail Park provides additional shopping and dining options for added convenience.



Icarus Rise

Step inside to a welcoming entrance hall that leads to a versatile ground floor office, perfect for those working from home. To the front of the property, a bright and generous living room features a pleasant outlook and connects seamlessly via double doors to the open-plan kitchen and dining space.



The kitchen itself is fitted with sleek modern units and offers a practical yet sociable area that opens directly onto the rear garden, ideal for entertaining or relaxed day-to-day living. A ground floor WC and utility area add further convenience.

Upstairs, the home boasts four well-sized bedrooms, including a principal bedroom complete with its own ensuite shower room. A contemporary family bathroom serves the remaining bedrooms, all of which are tastefully decorated and offer flexibility to accommodate growing families or visiting guests.

Externally, the property benefits from a private driveway and garage, providing off-road parking, while the rear garden is enclosed and attractively landscaped, offering a low-maintenance outdoor retreat.

Agents Notes

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

Council Tax band: TBD

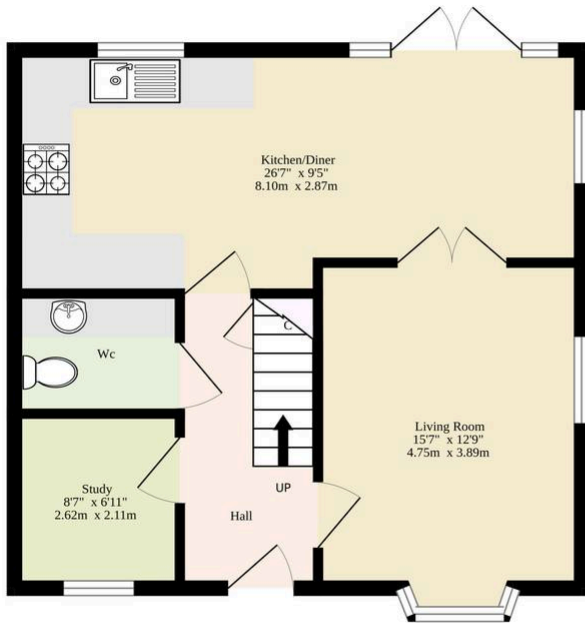
Tenure: Freehold

EPC Energy Efficiency Rating: B

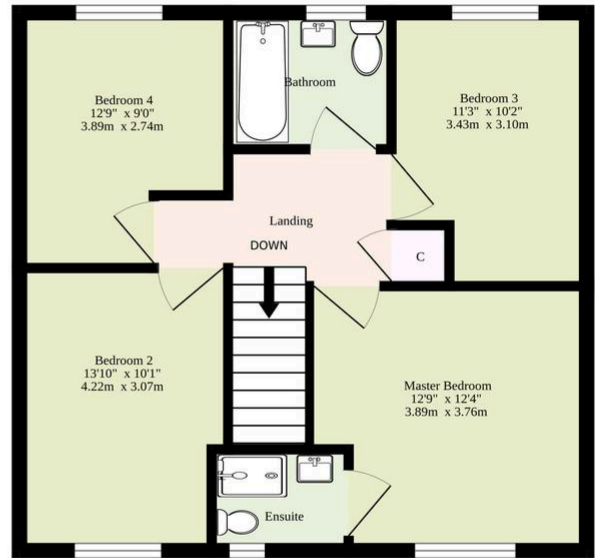
EPC Environmental Impact Rating: B



Ground Floor
509 sq.ft. (47.3 sq.m.) approx.



1st Floor
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1360sq.ft. (126.3 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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