



Ipswich Road, Long Stratton, Norwich, NR15 2TF

welcome to

Ipswich Road, Long Stratton Norwich

This four-bedroom detached property offers a seamless blend of historic charm and modern convenience, providing an ideal setting for both family life and entertaining. Contact William H Brown Norwich to arrange your viewing today!



Reception Hallway

The front door leads into the spacious hallway with original tile flooring and an elegant staircase. Understairs storage provides practical storage space for coats and boots. The hall leads into both the reception rooms.

Sitting Room

16' 8" x 12' 1" (5.08m x 3.68m)
Featuring a cast iron fireplace, original sash windows with shutters, dual aspect windows and high ceilings, this light and welcoming room is perfect for relaxation. A door leads into the kitchen.

Kitchen (part 1)

11' 6" x 8' 5" Maximum (3.51m x 2.57m Maximum)
A cream shaker-style kitchen with solid wood work surfaces, an induction hob, integrated appliances, and original Norfolk pamment tile flooring. A distinctive feature doorbell adds a unique touch.

Kitchen (part 2)

9' 4" x 8' 4" Maximum (2.84m x 2.54m Maximum)
This charming extension of the kitchen offers extra storage and integrated appliances. A second staircase leads upstairs, presently used as a practical pantry. At the other end, the kitchen flows into the dining and utility areas.

Dining Room

12' x 11' 9" (3.66m x 3.58m)
A delightful dining room with a stone-style hearth and sash window, ideal for family meals.

Utility Room

9' 10" x 6' 5" Maximum (3.00m x 1.96m Maximum)
Plumbing for washing machines and additional storage space. A cottage-style door leads to the rear garden.

Cloakroom

A stone-style tiled floor, WC, and exposed timber beams complete this room.

Landing

Radiator, character doors to three of the bedrooms and access to loft void.

Master Bedroom

15' 9" x 10' 9" (4.80m x 3.28m)
A spacious master bedroom with front and side aspect windows, original cast iron fireplace and period cupboard.

Ensuite

WC and shower.

Bedroom Two

10' 7" x 12' 1" Maximum (3.23m x 3.68m Maximum)
Another generous room with an original cast iron fireplace, period cupboard, and views over the front garden.

Bedroom Three

11' 9" x 8' 7" (3.58m x 2.62m)
A charming bedroom with exposed ceiling beams and generous built-in storage. Metal framed windows provide views to the rear garden.

Bedroom Four

7' 7" x 7' 5" (2.31m x 2.26m)
A cozy room with sash windows offering views over the fields to the east, just like the master and second bedrooms.

Bathroom

8' 6" x 6' 8" (2.59m x 2.03m)
A Victorian-style family bathroom with a rolled-top bath, shower mixer, and classic fittings.

Exterior Grounds

The property is approached via a gravel driveway, providing parking for up to five cars. To the north, a well-maintained lawn area offers the potential for a garage (subject to permissions).

Original flint walls provide privacy and frame the tranquil rear garden, which is divided into sections for various uses, including a summer house, patio, dining space, children's play zone and vegetable

patch. The oil tank is also found hidden in the rear garden.

The outbuilding which adjoins the house is split into three sections one of which currently has a WC, sink, garden tap and mains powered lighting.



view this property online williamhbrown.co.uk/Property/NOR141312



welcome to

Ipswich Road, Long Stratton Norwich

- Grade II Listed - With an abundance of character, period features and country charm.
- Modernised - plumbing & electrics
- Four spacious bedrooms, with an en suite to the master
- 9 Solar panels and a 3.6kWh Storage battery
- Light and airy reception rooms, with original sash windows, ornate fireplaces, and high ceilings

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR141312



Property Ref:
NOR141312 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk