



Ipswich Road, Long Stratton - NR15 2TF

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HYBRID ESTATE AGENTS



## Ipswich Road

Long Stratton, Norwich

A RARE OPPORTUNITY TO ACQUIRE a STUNNING GRADE II LISTED GEORGIAN HOME, this beautifully presented residence seamlessly blends PERIOD CHARM with MODERN COMFORTS, offering approximately 1334 sq. ft (stms) of versatile accommodation. Set behind an attractive facade with classic SASH WINDOWS and HIGH CEILINGS, the property exudes a sense of light and space throughout. Thoughtfully UPDATED and MODERNISED IN 2012, it retains a wealth of CHARACTER FEATURES, while providing an inviting and contemporary atmosphere. The ground floor boasts TWO RECEPTION ROOMS, including a generous 16' DUAL ASPECT SITTING ROOM perfect for relaxing and entertaining, and a 12' DINING ROOM ideal for family gatherings. The well-appointed FITTED KITCHEN is complemented by a UTILITY ROOM and dedicated LAUNDRY SPACE, ensuring practicality for modern living. Upstairs, FOUR FIRST FLOOR BEDROOMS offer flexible accommodation from a split level landing, perfect for families or those seeking home office potential, alongside a FAMILY BATHROOM and separate ground floor W.C. Energy efficiency is enhanced with SOLAR PANELS and BATTERY STORAGE, as well as a 2024 INSTALLED OIL FIRED CENTRAL HEATING BOILER. Ample OFF ROAD PARKING to the front, complete with an EV CAR CHARGER, further elevates the convenience and future-readiness of this exceptional home.



With EASY ACCESS TO THE A140 LONG STRATTON BYPASS, this is a property that truly delivers on both lifestyle and location. Beautifully landscaped and ENCLOSED GARDENS, provide a tranquil retreat with a wealth of privacy and seclusion. The rear garden is thoughtfully divided into distinct areas, including a generous LAWNED EXPANSE ideal for children or pets, a SHINGLED SEATING OR PARKING AREA, and a COVERED SEATING SPACE set on paving - perfect for alfresco dining and entertaining whatever the weather. Mature planting and established shrubbery create a lush, green backdrop, while BRICK WALL BOUNDARIES and DOUBLE TIMBER VEHICULAR GATES ensure security and peace of mind. A range of OUTBUILDINGS enhance the practicality of the outdoor space, providing excellent storage solutions, with one featuring an OUTSIDE HAND WASH BASIN and WATER SUPPLY for added convenience.

Council Tax band: E

Tenure: Freehold

- Grade II Listed Georgian Home with High Ceilings & Sash Windows
- Approx. 1334 Sq. ft (stms) of Accommodation
- Easy Access to the A140 Long Stratton Bypass
- Two Reception Rooms including a 16' Dual Aspect Sitting Room & 12' Dining Room
- Fitted Kitchen, Utility Room & Laundry Space
- Four First Floor Bedrooms, W.C & Family Bathroom
- Ample Off Road Parking to Front With EV Charging Point
- Enclosed & Secluded Gardens with Outbuildings, 9 Solar Panels With 3.2kwh Battery



Situated in Long Stratton a South Norfolk village, where there is an extensive range of everyday shopping amenities and local bus and road links. Schooling can be found close by, with a fully equipped gym and a range of keep fit classes, doctors surgery, post office, dentist and veterinary practice. The A140 leads to both Norwich and Diss, with both offering a main line railway station serving London Liverpool Street.

#### SETTING THE SCENE

Set back from the road behind mature hedging, a shared shingle driveway opens up to the private driveway at the front, where ample off road parking and an EV charger can be found, with a lawned area ideal for a garage or cart shed to be erected (stp). A footpath takes you to the road and also the main entrance door, whilst to the rear of the property access leads to the garden, where double timber gates open up to a shingled storage or parking area.

#### THE GRAND TOUR

Once inside, the hall entrance offers tiled flooring underfoot with stairs rising to the first landing and a built-in storage cupboard below. A door takes you to the formal sitting room, offering dual aspect views via three sash windows and shutters, with fitted carpet underfoot and a feature fireplace creating a focal point to the room. A door which takes you to the adjacent kitchen, offering a range of wall and base level units, with an inset ceramic sink and drainer unit, and integrated cooking appliances, including an inset electric ceramic hob and built-in electric double oven. Pamment tiled flooring flows underfoot, with a door leading to the rear garden. A further opening leads to the utility space, which extends the kitchen storage units, with the floor standing oil fired central heating boiler. A door conceals stairs to the first floor landing, with a door takes you to the dining room, whilst the laundry room leads off with space provided for a washing machine and tumble dryer, with a door taking you to the rear garden and ground floor W.C, finished with a white two piece suite and tiled splash-backs. The dining room completes the ground floor, with a further feature fireplace creating a focal point to the room, with a front facing sash window and fitted carpet underfoot.

Heading upstairs, the carpeted landing is split level with stairs from the utility room and main hall entrance, alongside a built-in double cupboard.

From the hall entrance, the first door to your right as you head up the stairs is the main bedroom, with dual aspect views via three sash windows, with fitted carpet underfoot, feature fireplace and built-in storage cupboard. A door leads off to a private ensuite shower room, with a three piece suite including a corner shower cubicle and thermostatically controlled shower, with a heated towel rail and tiled splash-backs. The three remaining bedrooms are all finished with fitted carpet and include various character features and built-in storage. Completing the first floor, the family bathroom offers a three piece suite in a period style, with a rolled top bath, with a mixer shower tap, tiled splash-backs, wood flooring and heated towel rail.

#### FIND US

Postcode : NR15 2TF

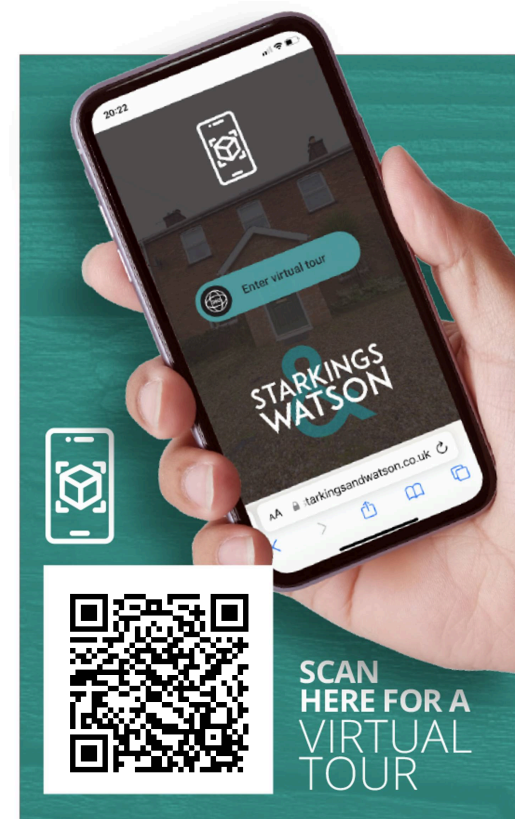
What3Words : ///confident.squish.hobbyists

#### VIRTUAL TOUR

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

#### AGENTS NOTES

A shared cost liability exists for the shingled driveway.



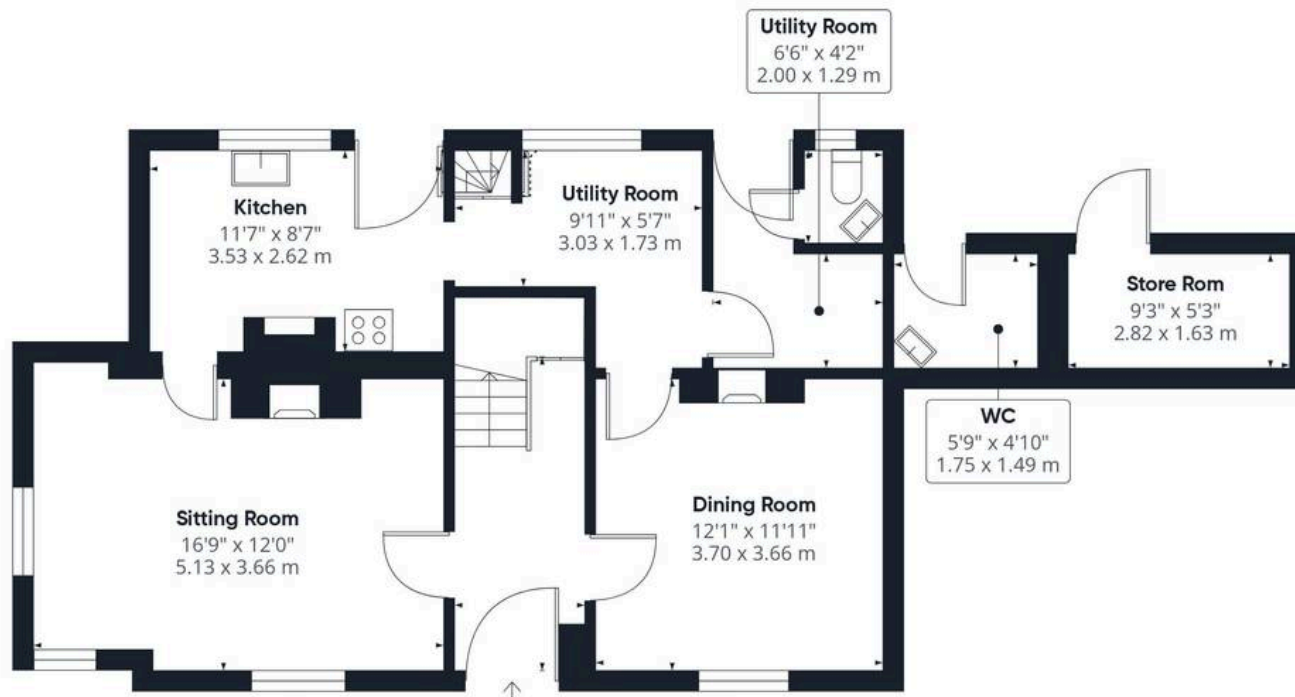




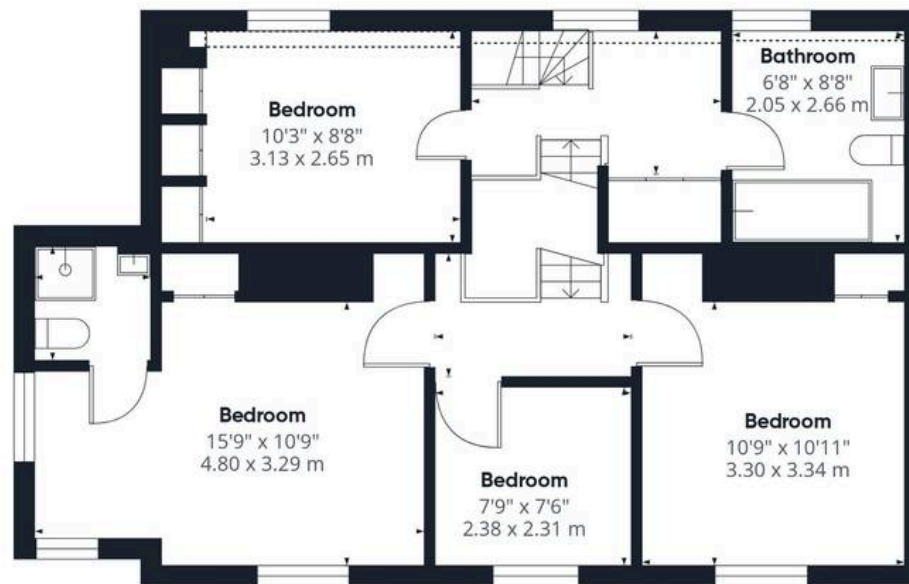
## THE GREAT OUTDOORS

The rear garden offers a range of differing sections including a lawned expanse to the rear, shingled seating or parking area, and a covered seating area sitting on paving to one corner. Enclosed within brick wall boundaries with double timber vehicular gates, the garden offers a wealth of privacy and seclusion. The covered seating area offers ideal space for outside entertaining and dining, with the lawned gardens offering a range of mature planting and shrubbery. A range of outbuildings offer storage, with one including an outside hand wash basin and water supply.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1334 ft<sup>2</sup>

124.2 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(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.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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