



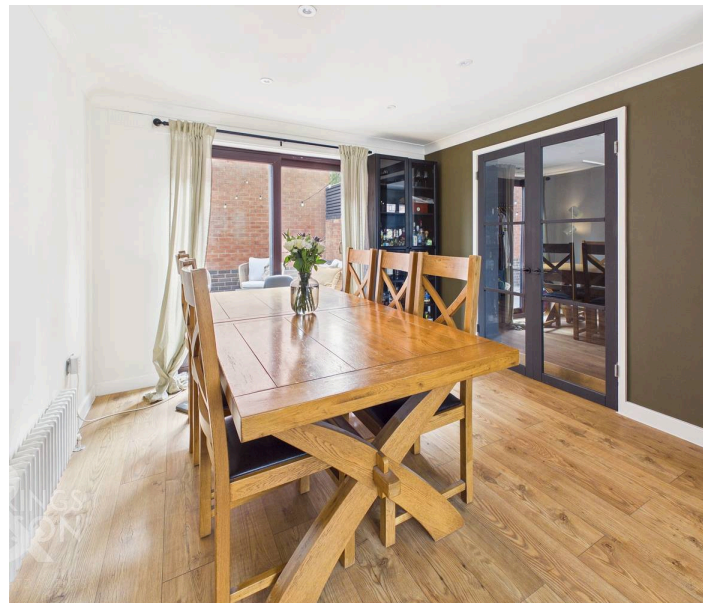
Ice House Court, Long Stratton - NR15 2TQ



Ice House Court

Long Stratton, Norwich

NO CHAIN. This IMPRESSIVE DETACHED FAMILY HOME offers approximately 1058 Sq. ft (stms) of beautifully presented living space, blending TRADITIONAL CHARM with CONTEMPORARY COMFORTS. Step inside via the welcoming PORCH and HALL ENTRANCE, complete with a convenient W.C, and discover a thoughtfully designed layout perfect for MODERN FAMILY LIFE. The KITCHEN/BREAKFAST ROOM provides ample space for a breakfast table, alongside a range of practical storage solutions. The STUNNING 22' SITTING ROOM is flooded with natural light, offering a generous setting for relaxation or gatherings including PATIO DOORS to the garden, while the 16' GARAGE CONVERSION presents flexible options as a HOME OFFICE, PLAYROOM, or additional BEDROOM. Upstairs, THREE FIRST FLOOR BEDROOMS provide comfortable accommodation, complemented by a RE-FITTED CONTEMPORARY EN SUITE and a separate SHOWER ROOM, both finished to a high standard. Every detail has been carefully considered to ensure a home that is both stylish and functional, making it ideal for a variety of buyers seeking space, flexibility, and quality. LOW MAINTENANCE COURTYARD STYLE GARDENS await, thoughtfully enclosed to create a private and tranquil retreat.



Step out from the patio doors onto a RAISED DECKED SEATING AREA, perfect for alfresco dining or evening relaxation. Gated access leads to the attractive front gardens incorporating a TIMBER BUILT SUMMER HOUSE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Family Home with Approx. 1058 Sq. ft (stms)
- Porch & Hall Entrance with W.C
- Kitchen/Breakfast Room
- 22' Sitting Room & 16' Garage Conversion with Home Office or Bedroom Potential
- Three First Floor Bedrooms
- Re-fitted Contemporary En Suite & Shower Room
- Low Maintenance Courtyard Style Gardens, Driveway & Single Garage

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

Occupying an elevated plot with a low maintenance frontage, steps lead to the main entrance door. A brick-weave driveway and area of shingle allow off road parking for several vehicles, along with an EV car charger. Guest parking is available within the parking bays at the end of the garage row.

THE GRAND TOUR

As you head inside, the porch entrance provides access to the ground floor W.C, with a door to the main hall entrance. With wood effect flooring underfoot, stairs rise to the first floor landing, with useful built-in storage below. A door leads to the main sitting room, and adjacent kitchen. The kitchen includes a U-shaped arrangement of wall and base level units, incorporating an inset electric ceramic hob and built-in electric double oven. Space is provided for general white goods including a fridge freezer, washing machine and dishwasher. Tiled splash-backs run around the work surface, with a door taking you outside. The sitting room continues with wood effect flooring underfoot, with space for soft furnishings and a dining table. Sliding patio doors take you to the courtyard gardens, whilst double doors take you to the garage conversion. Allowing for multiple uses, wood effect flooring flows through the space, with a front facing window and ample space for a home office or bedroom space.

Upstairs, the landing leads to three bedrooms, all finished with fitted carpet and uPVC double glazing. The main bedroom leads to a private en suite shower room, with contrasting tiled splash-backs and a twin head thermostatically controlled rainfall shower. Completing the property, the shower room offers a contemporary look, with useful storage under the hand-wash basin, and a walk-in double shower cubicle complete with a twin head thermostatically controlled rainfall shower, tiled splash-backs and heated towel rail.

FIND US

Postcode : NR15 2TQ

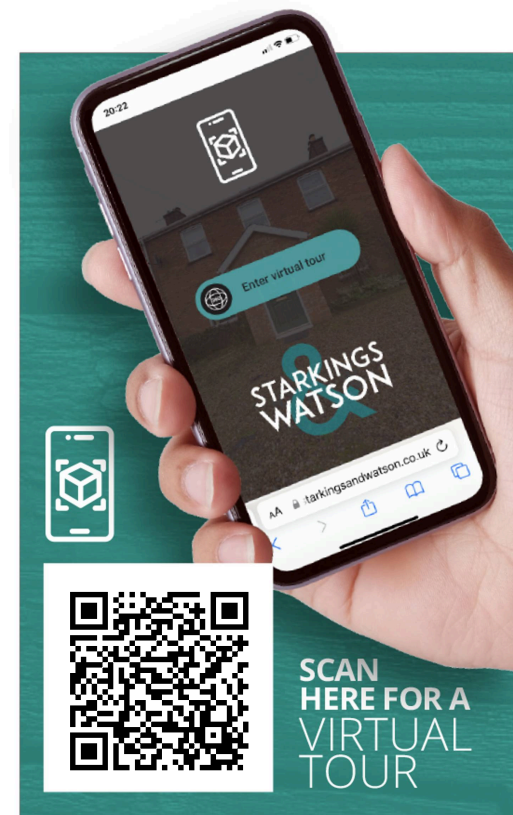
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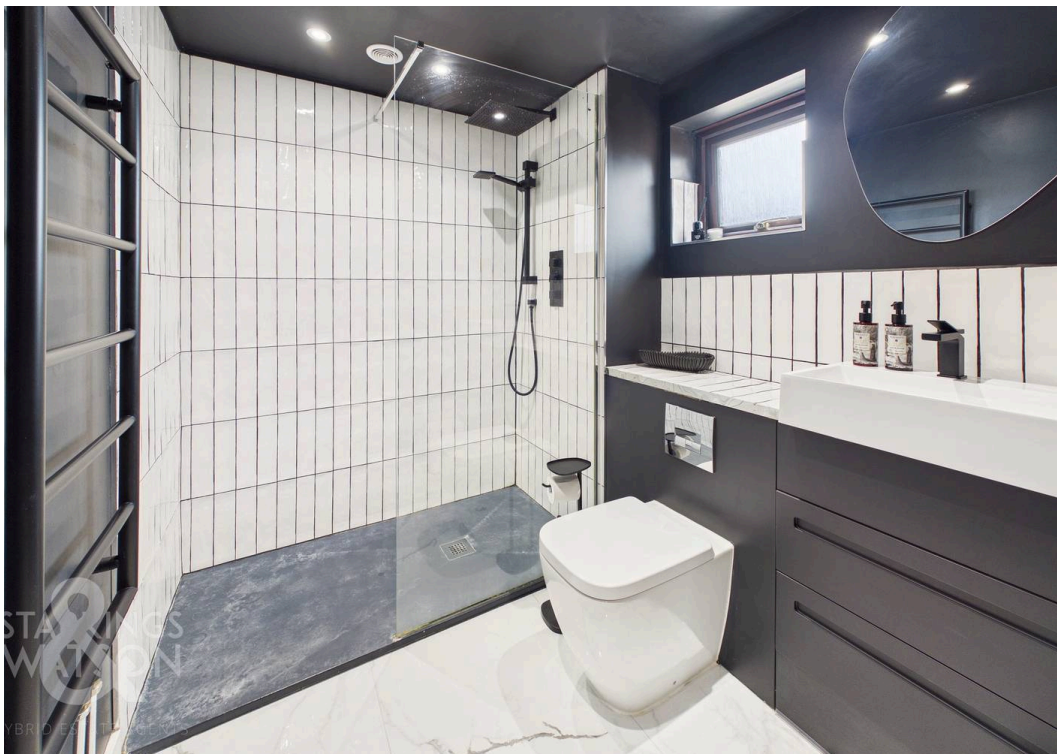
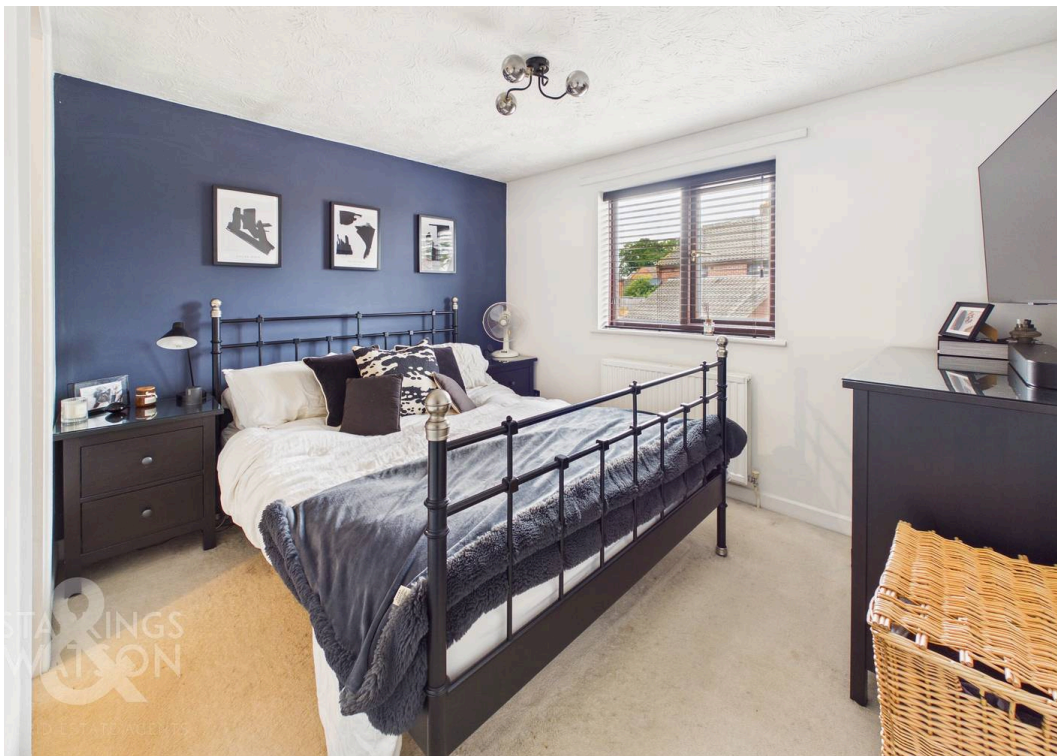
VIRTUAL TOUR

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

AGENTS NOTES

The garage room has been converted professionally, but does not have building regulation approval. A commercial premises sits opposite the property.



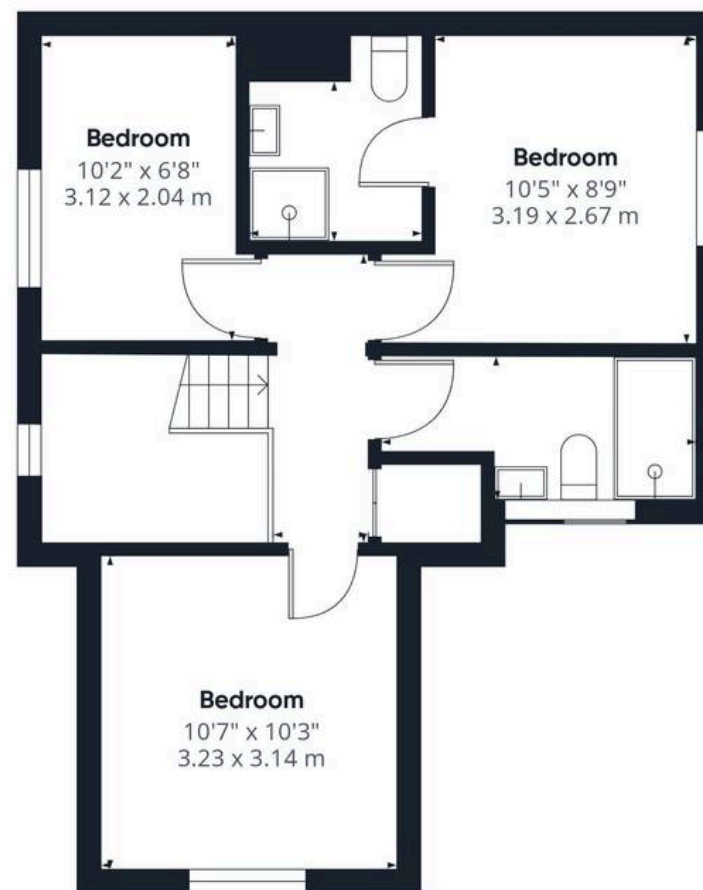
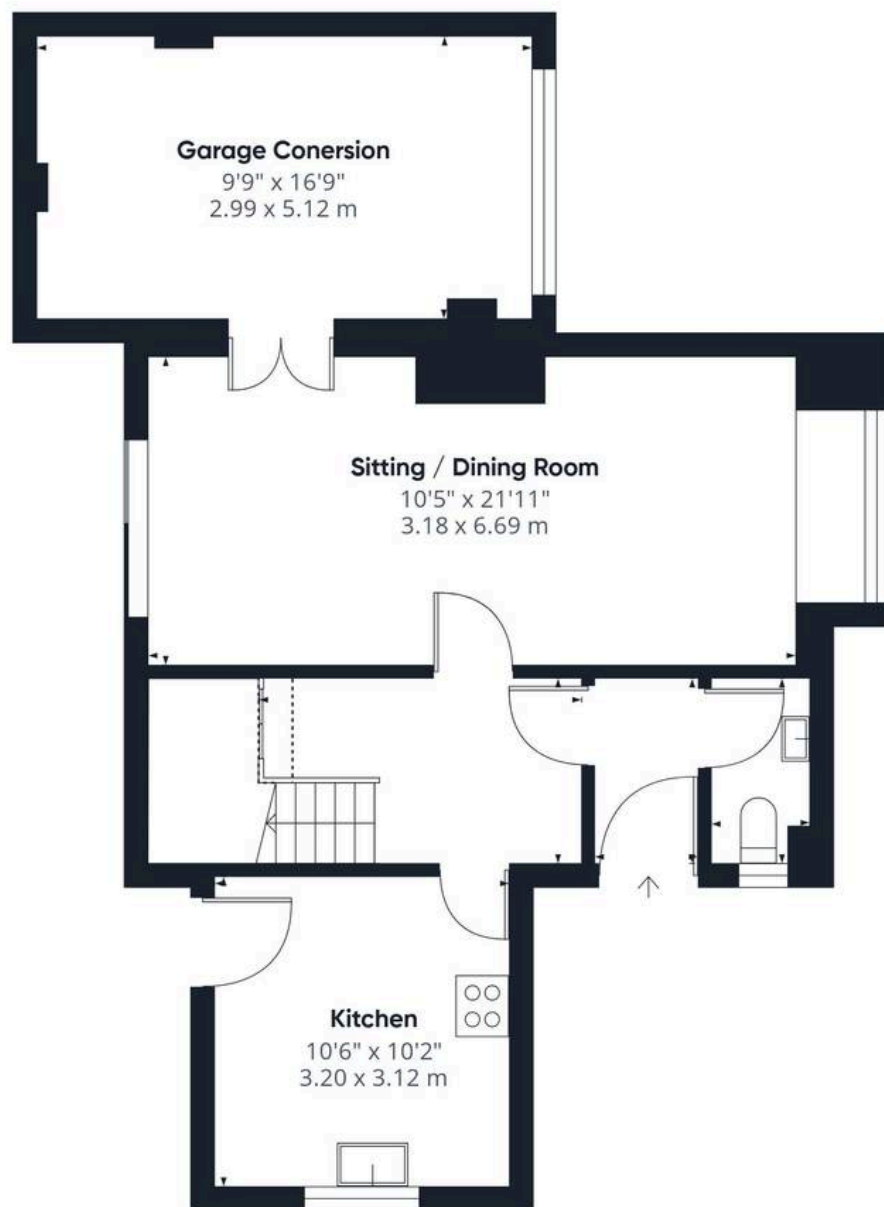




THE GREAT OUTDOORS

Enclosed and creating a courtyard feel, the gardens include a raised decked seating area, leading from the patio doors. A shingled area sits adjacent, with gated access to the front gardens. Tucked behind mature hedging and timber panelled fencing, the shingled gardens continue, incorporating a timber built summer house.





Approximate total area⁽¹⁾

1058 ft²

98.3 m²

Reduced headroom

3 ft²

0.3 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.