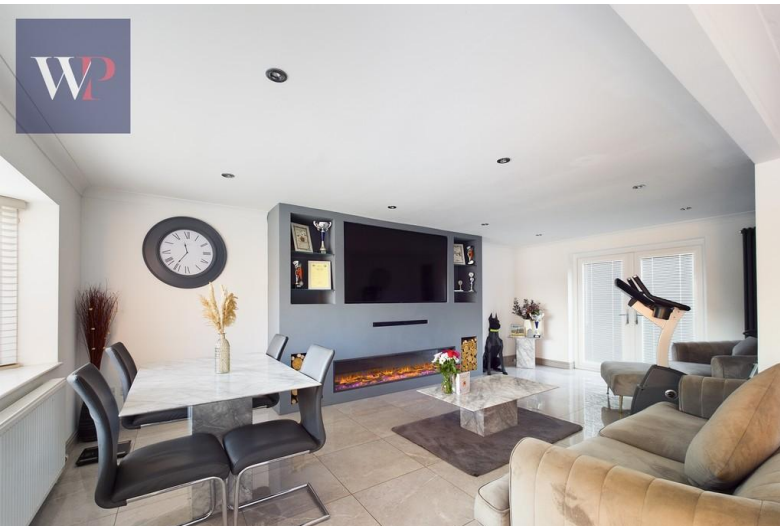




Ice House Court, Long Stratton, NR15 2TQ

Guide Price £315,000-£330,000



01508 531331

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Property Features

- GUIDE PRICE £315,000 to £330,000
- NO ONWARD CHAIN
- FIVE BEDROOMS
- THREE BATHROOMS
- OPEN PLAN LIVING
- CLOSE TO PUBLIC TRANSPORT LINKS
- WALKING DISTANCE TO SCHOOLS
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D

Full Description

Enjoying a prominent setting within short walking distance of local amenities and with excellent access to main roads and transport links. The thriving and attractive village of Long Stratton is situated within the beautiful countryside of mid Norfolk, lying ten miles to the south of Norwich and some twelve miles to the north of Diss. The village still retains a strong and active local community and offers an extensive and diverse range of many day to day facilities to include excellent schooling, doctor's surgery, library, leisure centre, independent retailers, cafes, public houses and restaurants.

This substantial five bedroom family home has been greatly enhanced and upgraded by the current owner to now offer spacious accommodation extending to approximately 1300 square feet. To the ground floor there is a stunning open plan lounge/kitchen/diner with French doors leading to the rear garden, an impressive ground floor bedroom with ensuite facilities whilst upstairs are three double bedrooms with ensuite to the master and a family bathroom. The property further benefits from sealed unit upvc double glazed windows and doors whilst being heated by an oil fired central heating system via radiators.

Externally the property is approached by a brick weave drive and offers parking for two/three vehicles. Side access gate leads to the rear garden which is hard landscaped for ease of maintenance with raised beds to the rear boundary. The garden is totally enclosed with new panel fencing and concrete posts.



The accommodation comprises:-

LOUNGE/DINER 21' 1" x 13' 0" (6.43m x 3.96m)

New UPVC front door gives access to the stunning open plan lounge/diner with polished tiled floor, media wall with feature flame effect fire, front aspect bay window and French doors to the rear garden, ample space for dining table and chairs, door through ground floor bedroom and stairs leading to the first floor.

KITCHEN 15' 6" x 14' 7" (4.72m x 4.44m)

Fitted with a comprehensive range of gloss finished wall and base units with wood effect worksurfaces over, continued polished floor tiles, one and a half bowl sink unit with mixer tap, built-in electric oven, ceramic hob with stainless steel extractor fan over, integral dishwasher, fridge and freezer, plumbing for washing machine and space for tumble dryer, twin rear aspect windows and door to rear garden.

GROUND FLOOR BEDROOM 16' 10" x 9' 4" (5.13m x 2.84m)

A impressive bedroom with open plan en-suite facilities to include shower cubicle, WC and wall hung handwash basin, front aspect window and continued polished floor tiles.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 2 12' 11" x 11' 5" (3.94m x 3.48m)

Found to the rear of the property and being an excellent sized double room with en-suite facilities.

ENSUITE 6' 11" x 5' 10" (2.11m x 1.78m)

Double shower cubicle, WC, handwash basin set upon vanity unit, heated towel rail, tiled floor, rear aspect frosted window.

BEDROOM 3 13' 7" x 9' 10" (4.14m x 3m)

Another double bedroom with bay window and views to the front.

BEDROOM 4 11' 10" x 9' 3" (3.61m x 2.82m)

Again found to the front of the property and being a fourth double bedroom.

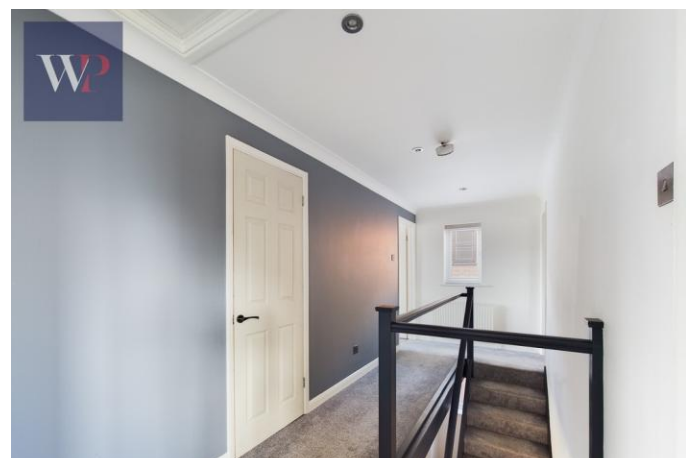
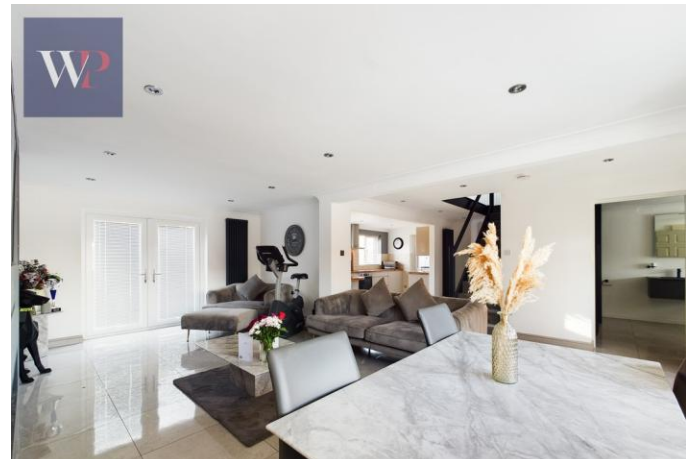
BEDROOM 5 9' 2" x 8' 1" (2.79m x 2.46m)

Single bedroom found to the rear of the property.

FAMILY BATHROOM 6' 2" x 5' 11" (1.88m x 1.8m)

Replacement three piece suite in white comprising of panelled bath with central tap and shower attachment, WC, handwash basin set upon vanity drawer unit, fully tiled room, new front aspect frosted window.

OUR REF: LO951





Floor 0

Approximate total area⁽¹⁾
1321.98 ft²

Reduced headroom
22.53 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Agents Note: 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