



1 Ice House Court, Long Stratton

Norwich



Minors & Brady

1 Ice House Court

Long Stratton, Norwich

Set in a prime cul-de-sac position within Long Stratton, this stylish home offers a strong sense of arrival and contemporary kerb appeal. Inside, the layout has been carefully arranged to maximise space, light, and everyday functionality. A bold interior design theme runs throughout, giving the property a distinctive and cohesive feel. Versatile ground floor accommodation provides flexibility for modern lifestyles, whether working from home or hosting guests. Upstairs, well-balanced bedrooms are complemented by high-quality, design-led shower rooms. The outdoor space has been purposefully designed for ease, allowing you to enjoy it without ongoing upkeep. A confident and modern home that effortlessly combines practicality with visual impact.

- Prime cul-de-sac setting with strong kerb appeal
- Striking dark-framed windows and matching entrance door
- Thoughtfully designed throughout with a modern, polished feel
- Cohesive interior design with rich green and olive accents
- Impressive sitting/dining space filled with natural light
- Bay window and sliding doors enhancing indoor-outdoor flow
- Versatile additional reception room via Crittall-style doors
- Principal bedroom with sleek ensuite shower room
- Contemporary main shower room with monochrome finish
- Low-maintenance garden with decking and slate design



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The Location

Ice House Court is set within the well-regarded South Norfolk village of Long Stratton, a welcoming community with a good range of everyday amenities close at hand. The village has everything you need for day-to-day living, including supermarkets, independent shops, cafés, schools, medical facilities, and leisure options, making it a convenient and comfortable place to call home.

The historic city of Norwich lies to the north, with Diss to the south, both easily accessible via the A140. This makes commuting, shopping trips, and access to mainline rail services straightforward. Regular bus routes also serve the area, connecting Long Stratton with surrounding towns and villages.

With open countryside nearby for walks and fresh air, along with a strong sense of community and ongoing local improvements, Ice House Court enjoys a setting that feels both practical and pleasantly settled, an appealing place to live for those looking for a balance of convenience and village charm.

Ice House Court, Long Stratton

Positioned beautifully as you enter a quiet cul-de-sac in the sought-after village of Long Stratton, this impressive four-bedroom home immediately stands out with its striking modern exterior. Dark-framed windows paired with a matching front door create a bold, contemporary first impression, while a neatly designed porch entrance offers both practicality and a welcoming sense of arrival.



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Stepping inside, you are greeted by a spacious central lobby that sets the tone for the rest of the home, providing a sense of openness and flow. Just off the entrance is a stylish ground floor WC, finished in rich green tones that add depth and character.

The heart of the home is the expansive sitting and dining room, a bright and inviting space ideal for both relaxing and entertaining. Thoughtfully designed with a continuation of the elegant green colour palette, this room benefits from an abundance of natural light, streaming through a charming bay window to the front and large sliding doors to the rear.

These features not only enhance the sense of space but also create a seamless connection to the outdoor area.

Adding to the versatility of the ground floor is a further reception room, accessed via striking Crittall-style French doors. Currently used as a home office, this space offers excellent flexibility and could easily serve as a fourth bedroom, playroom, or snug depending on your needs.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom enjoys the added benefit of a private ensuite shower room, finished in sophisticated olive tones that create a calm and contemporary retreat. The remaining bedrooms are served by a beautifully presented main shower room, featuring a sleek monochrome design, fully tiled walls, a modern walk-in shower, and high-quality sanitaryware.



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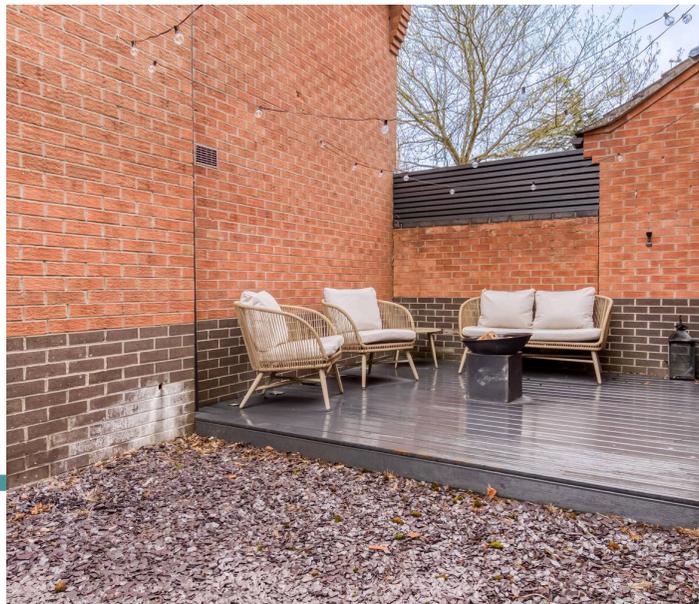
Long Stratton, Norwich

Externally, the property offers a low-maintenance outdoor space, perfect for those seeking ease and practicality without compromising on style. The garden has been thoughtfully arranged with a combination of decking and slate stone, creating defined areas for seating and entertaining while requiring minimal upkeep throughout the year.

Overall, this home offers a superb blend of modern styling, flexible living space, and a desirable cul-de-sac location, making it an excellent choice for a wide range of buyers.

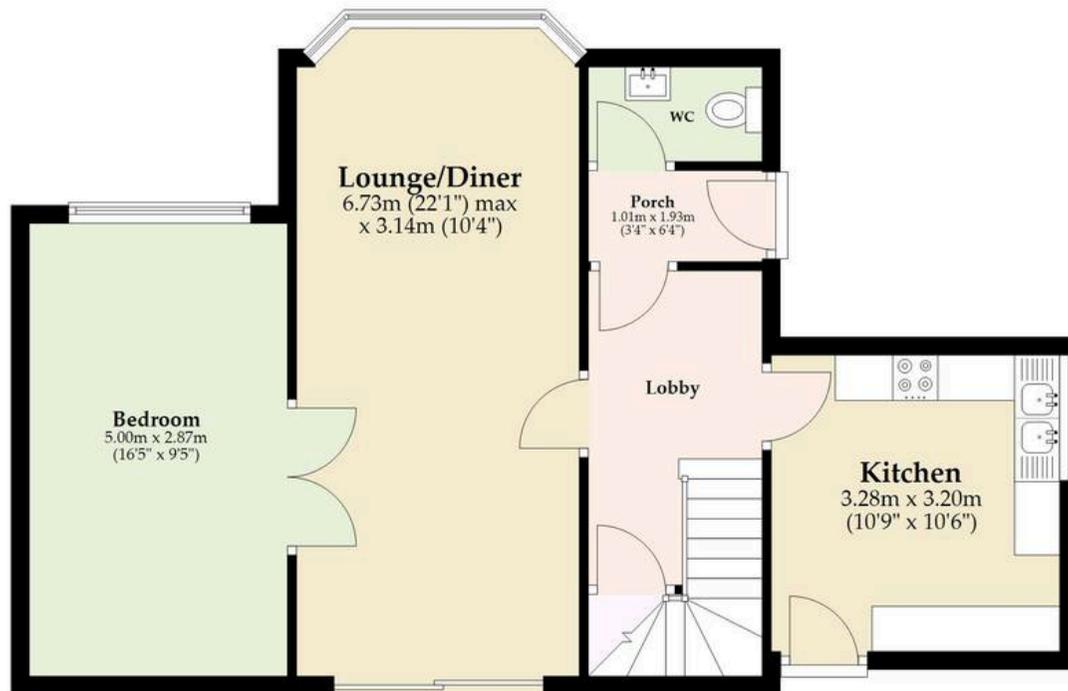
Agents Note

This property will be sold freehold and connected to oil-fired heating, alongside mains water, electricity and drainage.



Ground Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 106.6 sq. metres (1147.7 sq. feet)

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.

Plan produced using PlanUp.

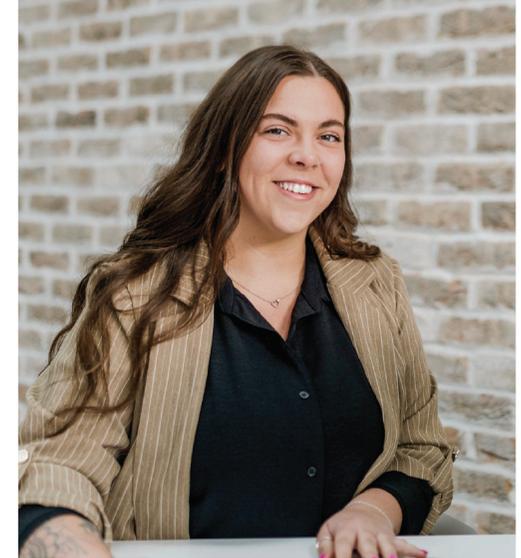
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Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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