



Ipswich Road  
Norwich, Norfolk NR4 6QR  
**Guide price £465,000**

claxtonbird  
residential



## Ipswich Road, Norwich, Norfolk NR4 6QR

\*\*\* Guide Price £465,000 - £485,000 \*\*\* Situated in the sought-after Eaton Rise near the picturesque Marston Marsh Nature Reserve, this detached three-bedroom house is a gem waiting to be discovered. Boasting three reception rooms, this property offers ample space for entertaining guests or simply relaxing with your loved ones. The property features a driveway for convenient parking and a larger than average garage, providing plenty of storage space for your vehicles or outdoor equipment. The enclosed rear garden offers a private outdoor sanctuary where you can enjoy the fresh air and perhaps indulge in some gardening. Inside, the ground floor has two reception rooms, conservatory, the kitchen is equipped with built-in appliances and a cloakroom W.C whilst upstairs are three bedrooms and bathroom all off the landing. With its ideal location, generous living spaces, and great outdoor space, this detached house on Ipswich Road is a wonderful opportunity to create a warm and inviting home in the heart of Norwich.

### Entrance Hall

Double glazed entrance door, wood floor, under stairs storage cupboard, stairs to first floor and radiator.

### Cloakroom

Low level W.C, wash hand basin in vanity unit, tiled splashback, underfloor heating, tiled floor and upvc double glazed window to rear and side aspect.

### Sitting Room 14'9" 10'11" (4.52m 3.35m)

Upvc double glazed window to front aspect, upvc double glazed French doors to conservatory and radiator.

### Dining Room 12'5" x 11'5" (3.80m x 3.48m)

Upvc double glazed window to front aspect, feature wood floor and radiator.

### Kitchen 15'6" x 8'9" (4.73m x 2.67m)

Fitted kitchen with wall and base units with worktop over, one and half bowl sink drainer with mixer tap, tiled splash back, double oven, five ring hob and extractor, built in dishwasher, fridge & freezer, space for washing machine, tile effect floor, radiator and upvc double glazed windows to rear and side aspect.

### Conservatory 20'7" x 13'9" (6.29m x 4.21m)

Upvc windows and French doors over looking the rear garden, under floor heating and tiled floor.

### First Floor Landing

Stairs from entrance hall, upvc double glazed window to side & front aspect, storage cupboard and radiator.

### Bedroom 14'9" x 9'10", 11'6" (4.52m x 3,34m)

Upvc double glazed windows to front and rear aspect and two radiators.

### Bedroom 11'5" x 12'5" (3.49m x 3.80m)

Upvc double glazed window to front aspect and radiator.

### Bedroom 8'9" x 7'7" (2.68m x 2.32m)

Upvc double glazed window to rear aspect and radiator.

### Bathroom

Four piece suite comprising panel bath with mixer tap, separate walk in double shower enclosure with inset shower, wash hand basin, low level W.C, wood floor, shaver point, extractor fan, spot lights and towel rail radiator.

### Front Garden & Driveway

Walled front garden, pathway leading to entrance door with flower and shrub borders, driveway parking for three cars and side access leading the garage.

### Rear Garden

West facing garden mainly laid to lawn with flower and shrub borders and enclosed by fencing. feature pond with decked seating area, further patio area with space for table and chairs, timber summer house, outdoor tap and light, side access to the front of the property and personal door to garage.

### Garage 16'8" x 13'0" max (5.09m x 3.98m max)

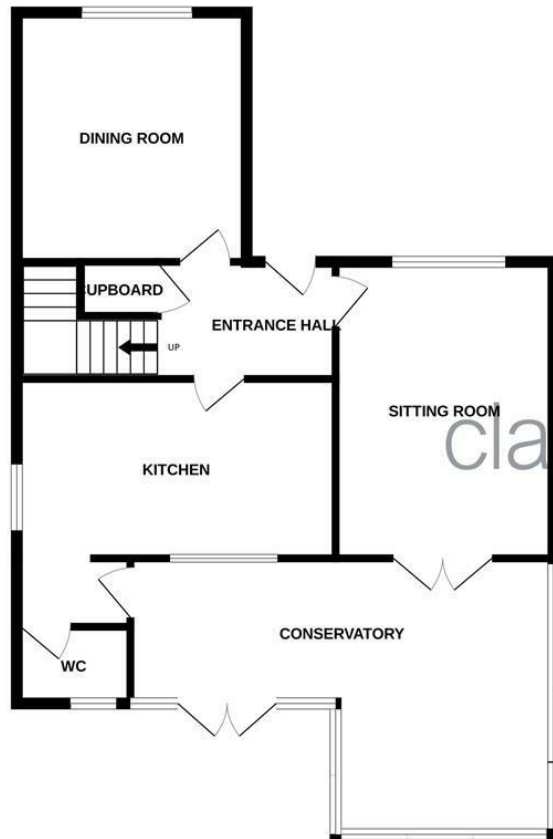
Larger than average garage with electric up and over door, power & light and personal door to garden.

### Agent Note

Council Tax Band - D



GROUND FLOOR

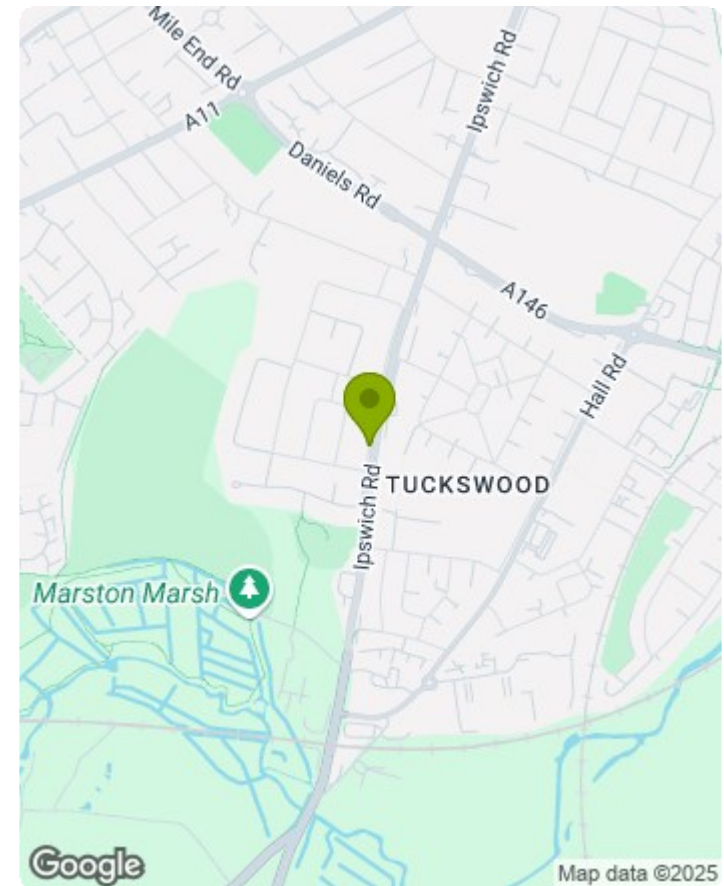


1ST FLOOR

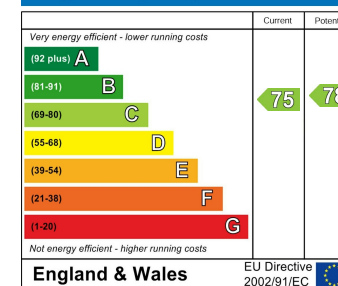
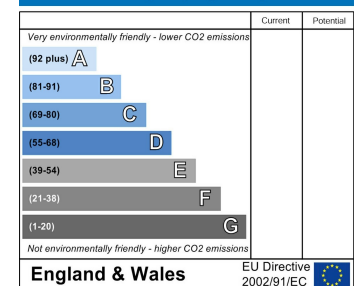


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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## Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating

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- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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