



## 30 Norbury Road, Ipswich IP4 4RQ

**£465,000**

A STUNNING FOUR BEDROOM FAMILY HOME with a double storey extension situated on a sought after road off Rushmere Road. This SPACIOUS semi detached house is presented in good order, has double glazed windows, gas central heating and retains some original features. The extensive accommodation includes entrance hallway, two reception rooms, OPEN PLAN kitchen/diner, ground floor shower room, first floor family bathroom, beautiful gardens with a 19FT GARDEN STUDIO and off road parking.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## 30 Norbury Road, Ipswich, IP4 4RQ

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### ENTRANCE HALLWAY:

Stairs off, oak flooring, under stairs cupboard with Worcester combi boiler, radiator, picture rail, doors off.

### SHOWER ROOM:

Double glazed window to front, tiled open shower, towel radiator, W.C and hand wash basin.

### LOUNGE: 13'7 x 12'7 (4.14m x 3.84m)

With double glazed bay window to front, feature multi fuel burner, picture rail, oak flooring and a radiator.

### FAMILY ROOM: 12'3 10'7 (3.73m 3.23m)

With a feature multi fuel burner, oak flooring, shelving, radiator, through to the open plan space.

### OPEN PLAN KITCHEN/DINER: 19'3 x 11'6 (5.87m x 3.51m)

The dining space has double glazed doors opening to the garden, sky lights, oak flooring and opens through to the kitchen,

**KITCHEN:** Fitted with a range of wall and base units, sink and drainer, integrated dishwasher, washing machine, microwave, fridge/freezer and 2nd freezer, Flavel range cooker with 8 ring gas hob and electric ovens. Ample worktops and breakfast bar with further storage units, radiator, double glazed windows to rear and side. Door to hallway.

### 1st FLOOR LANDING:

Window to side, loft access, doors off.

### BEDROOM ONE: 14'2 x 10'2 (4.32m x 3.10m)

Double glazed bay window to front, new carpet, built in wardrobes with drawers, picture rail and radiator.

### BEDROOM TWO: 12'2 x 9'5 (3.71m x 2.87m)

Double glazed window to rear, built in wardrobes, picture rail and a radiator.

### BEDROOM THREE: 11'6 x 9 (3.51m x 2.74m)

Double glazed window rear and a radiator.

### BEDROOM FOUR: 8'2 x 7'4 (2.49m x 2.24m)

Double glazed window to front, picture rail and radiator.

### BATHROOM: 9 x 8'7 (2.74m x 2.62m)

Double glazed window to side, bath with shower unit over, W.C, hand wash basin and towel radiator.

### OUTSIDE:

To the front there is off road parking, side access to rear via a gate.

The well kept rear garden is enclosed by fencing an un-overlooked. The lawn is complemented by a fig and twisted willow tree & stone beddings, feature pond with decking that enjoys a hot tub under a pergola and wood slatted screening, Top of the garden is a patio and garden studio with useful storage to the side and rear.

### GARDEN STUDIO: 18'10 x 17'4 (5.74m x 5.28m)

For entertaining, games room, office or gym. With wood flooring, bar area, sky lights, double glazed windows and doors, spot lighting and insulated.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

