

# Foxhall



Estate Agents

625 Foxhall Road  
Ipswich IP3 8ND

01473 721133

info@foxhallestateagents.co.uk

Unit 4, Ropes Drive  
Kesgrave IP5 2FU

01473 613296

[www.foxhallestateagents.co.uk](http://www.foxhallestateagents.co.uk)



## Norwich Road

Close to Town Centre, Ipswich, IP1 5DU

Guide price £325,000



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## Summary Continued

Combined with the juxtaposition of having great access to the town centre and waterfront, train station and also access to the A12 / A14 this bungalow gives the best of both worlds. There is also walking access to bus stops and shops if required.

In the valuer's opinion an early internal viewing is highly recommended to not miss out.

## Front Garden

Mid height brick wall, mature shrubs and bushes including a magnolia tree, hardstanding suitable for 4 to 5 vehicles, access to the front door and access to the garage and workshop/ home office.

## Entrance Porch

Tiles on the floor, access to the main entrance, a bespoke letterbox catcher and a PIR light.

## Entrance Hallway

Two radiators, access to the loft, coving, phone point, access to doors to the lounge, bedroom one, two and three, the family shower room and the kitchen / breakfast room.

## Lounge

**15'0" x 11'5" (4.57m x 3.48m)**

Feature fireplace with brick and wood media units either side of the fireplace to stay, electric fire with tile hearth to stay, carpet flooring, coving, radiator, three double glazed windows with fitted blinds and an aerial and phone point.

## Kitchen / Breakfast Room

**11'9" x 11'10" (3.58m x 3.61m)**

Comprises of wall and base fitted units with cupboards and drawers under, worksurfaces over, Asterite 1 1/2 sink bowl drainer unit with mixer tap over, splash-back tiling, Rangemaster gas oven inset with a large extractor

hood over, double glazed window to the side elevation with fitted blinds, integrated fridge, laminate flooring, radiator and door leading into conservatory.

## Conservatory

**10'9" x 8'5" (3.28m x 2.57m)**

Comprising of UPVC and brick, carpet flooring, glass roof with fitted blinds, air conditioning unit offering both hot and cold, power and lighting and door leading through to the sun room / utility area.

## Sunroom / Utility

**23'2" x 7'4" (7.06m x 2.24m)**

Comprising of UPVC and brick, tiled flooring, space for a full height fridge freezer, cupboards with space and plumbing for the washing machine and plenty of space for other cupboards potentially to put dryers, freezers, etc and a large worksurface. Door leading into the garage, double glazed French door out into the rear garden, double glazed pedestrian door out into the rear garden as well, fitted blinds, glass roof with fitted blind, power and lighting.

## Bedroom One

**14'10" x 11'4" (4.52m x 3.45m)**

Three double glazed windows to the front with fitted blinds, carpet flooring, coving, radiator, a multitude of fitted storage units and a sliding door accessing the en-suite.

## En-Suite

Wash hand basin, low-flush W.C., extractor fan, tiled floors and tiled walls.

## Bedroom Two

**10'11" x 9'6" (3.33m x 2.90m)**

Double glazed pedestrian door with side window leading to sunroom / utility area, door into the family shower room, vinyl flooring, radiator and built-in wardrobe with sliding full length mirror fronted doors.

### **Bedroom Three**

**7'11" x 6'10" (2.41m x 2.08m)**

Wash hand basin, carpet flooring, coving, glazed window to the rear with fitted roller blind, built-in cupboards and a heated towel rail.

### **Jack and Jill Bathroom**

**7'8" x 5'5" (2.34m x 1.65m)**

Large walk-in shower cubicle with a Triton electric shower over, vanity wash hand basin, concealed flush W.C., obscure double glazed window to the rear with fitted blind, upright radiator, tiled flooring, tiled walls, coving and Jack and Jill doors to the hallway and the second bedroom.

### **Garage**

**18'4" x 9'3" (5.59m x 2.82m)**

Electric roller shutter door, power, lighting, space for a chest freezer, dryer, etc, door to the rear portion of the garage which is also a workshop / home office and wooden glazed doors into the sun room / utility area.

### **Workshop / Home Office**

**11'9" x 10'0" (3.58m x 3.05m)**

With benches, dual aspect double glazed windows with fitted blinds, workbenches for along 2 1/2 walls, sink with hot and cold mixer tap, Worcester wall mounted combination boiler.

### **Rear Garden**

**52'5" x 82'0" (16 x 25)**

Superb fully enclosed secluded rear garden mainly laid to lawn, there are mature shrubs and bushes surrounding the property, pedestrian gate to the side, shed which is approx. 8' x 7' to stay, outside tap and a further shed approximately 6' x 8' to stay. There are not many 'in-town' gardens of this size which come to the market so this is an opportunity not to be missed. There are two trees in the rear garden, a walnut at the very rear and an ash on the right hand side halfway down the garden that are protected by a tree preservation order.

### **Location**

Location of the bungalow is in West Ipswich just a mile from the town centre with access to the train station and A14. Ipswich offers a range of local amenities including schools, universities, an assortment of shops, restaurants, doctors, dentists, hospitals, theatres, parks and mainline railway station with direct links to London Liverpool Street Station. Ipswich town and waterfront has undergone extensive rebuilding and gentrification and is now a really popular fashionable area with bars and restaurants.

### **Agents Notes**

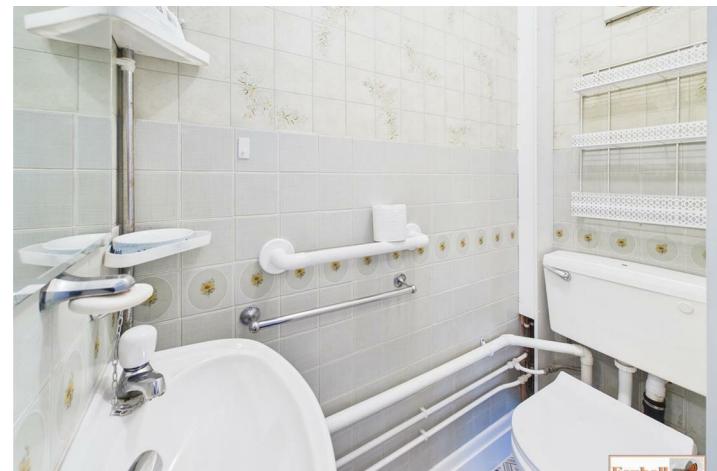
Tenure - Freehold

Council Tax Band - C

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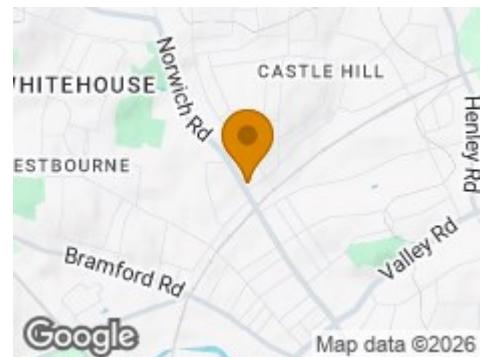
## Road Map



## Hybrid Map



## Terrain Map



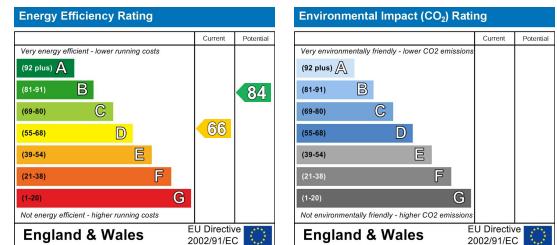
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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