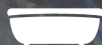


Norwich Road, Ipswich,
£325,000

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GRACE ESTATE AGENTS are delighted to be offering this substantial period property - a Four/Five Bedroom, Mid-Terrace House, which allows for flexible use of the accommodation, spread across multiple floors with a floor area of 1695 sq ft (approx). Incorporating original features including sash windows, exposed floor boards and original fireplaces, the well presented home is situated on the West side of Ipswich with an ease of access to the mainline station and A14/A12 road links.

Property

A substantial Four/Five bedroom Victorian townhouse, situated on the West of Ipswich providing ease of access to all local amenities. Boasting accommodation situated over four floors including the basement conversion. Incorporating original features maintained within the well presented accommodation, the property lends itself to flexible use of accommodation and layout with an overall floor area of 1695 sq ft (approx). Outside, the rear garden has southerly aspects.

Location

Norwich Road is located close o the town centre with all amenities including entertainment, recreational and health centres. With ease of access to the mainline station and A14/A12 road links, makes this location ideal for commuting.

Entrance hallway

Entrance door through to hallway. Parquet flooring and wood flooring, Some original features. Built in pantry cupboard, Cupboard with space and plumbing for Washing machine. Radiator. Stairs down to Basement and doors off to.

Dining Room

13'8" into bay x 12'4" (4.17 into bay x 3.78)
Bay window to front. Open fire with surround and inset shelving and cupboards either side of chimney. Laminate flooring. Rad.

Living Room

13'10" x 11'10" (4.24 x 3.61)
Sash window to rear. Open fire in surround. Wood flooring. Radiator.

Breakfast Room

10'5" x 9'6" (3.20 x 2.90)
Built in cupboard inset in chimney. Sash Window to side. Quarry tile flooring. Radiator.

Kitchen

9'3" x 8'3" (2.84 x 2.54)
Window to rear. Fitted Kitchen units and worktops, Built in Electric Oven, Gas Hob and Extractor hood. Inset ceiling lights. Slate tiled floor. Radiator. Door to side with stain glass panels.





Basement

13'5" x 11'8" (4.09 x 3.56)

Steps down from the hallway to lobby area with an under stairs cupboard. Through to Basement room with inset ceiling lights, Radiator. Tiled floor, cupboard housing Gas Combination boiler.

Landing

Built in cupboard with shelving, Separate Wc with Sash window to side, Low level wc, rad and laminate flooring.

Bathroom

Sash window to side. Bathroom with shower attachment. Wash Basin, low level WC, Exposed timber floor boards. Built in cupboard.



Bedroom

12'4" x 10'7" (3.78 x 3.25)

Sash window to rear. Feature fire place, Built in cupboard and shelving. Exposed floor boards. Steps from landing to further landing area with doors to bedrooms.

Bedroom

12'7" x 11'10" (3.84 x 3.61)

Feature fireplace. Sash window to front. Built in cupboard, Laminate flooring. Radiator.

Bedroom

9'1" x 5'10" (2.77 x 1.78)

Sash window to front. Radiator.



Bedroom

13'1" x 10'7" (4.01 x 3.23)

Further steps from the landing to Bedroom. The landing area outside the bedroom has a velux window giving more light to the landing. Sash Window to rear. Feature fire place, Radiator. Exposed floor boards.

Outside

The front of the property has a hedge to the boundary providing privacy from the road. Path to front door.

The rear has an area laid to stone at the side. Paved patio seating area. Established borders. Outside light and tap. There is a gate at the rear providing pedestrian access to Blenheim Road.



GROUND FLOOR 1695 sq.ft. (157.5 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 sq.m.) approx.

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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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