



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



166 Norwich Road

Ipswich, IP1 2PT

**Guide price £599,995**





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## Description

A substantial four/five bedroom family home dating back to 1845 with later additions in the 1900's. This home enjoys an abundance of character with high ceilings, beautiful sash windows, original fireplaces and walled gardens. As you enter the home you are welcomed into an impressive 36 ft. entrance hall with doors to the ground floor rooms and stair flights leading to the lower ground floor and first floor accommodation. There are two good sized reception rooms, a utility, cloakroom and modern kitchen/breakfast room on this floor complimented by four generous bedrooms, a wet room and separate cloakroom upstairs. The basement level offers a versatile living space that can be incorporated within the main home or used as separate annex space with independent access. There is a kitchenette, sitting room, bedroom and shower room.

## Entrance hall

36' x 5'01 (10.97m x 1.55m)

Original door to front, radiator, doors to accommodation, stair flights to first and lower ground floor, under stair storage.

## Sitting room

15'08 x 12'04 (4.78m x 3.76m)

Sash window to front, radiator and feature fireplace.

## Dining room

15'10 x 11'01 (4.83m x 3.38m)

Sash window to rear, radiator and feature fireplace.

## Utility room

6'02 x 5'03 (1.88m x 1.60m)

Single glazed window to side, plumbing for washing machine and central heating boiler.

## Cloakroom

4'11 x 3'08 (1.50m x 1.12m)

Single glazed window to side, wc, wash basin and radiator.

## Kitchen/breakfast room

18'00 x 9'00 (5.49m x 2.74m)

Sash windows to side and rear, radiator, cream shaker units with worktops above, breakfast bar with space under for stools, integrated oven, integrated hob, space for under counter fridge and freezer.

## First floor landing

Radiator, doors to first floor rooms and feature roof light.

## Bedroom one

16'11 x 10'10 (5.16m x 3.30m)

Sash window to front, radiator and two built in storage cupboards.

## Bedroom two

12'05 x 10' (3.78m x 3.05m)

Sash window to rear, radiator and built in wardrobes.

## Bedroom three

12'00 x 9'02 (3.66m x 2.79m)

Sash window to rear and radiator.

## Bedroom four

12'05 x 6'01 (3.78m x 1.85m)

Single glazed window to side and radiator.

## Wet room

11'01 x 5'05' (3.38m x 1.65m')

Single glazed window to side, radiator, walk in wet room, wash basin and airing cupboard.

## Cloakroom

5'05 x 3'08' (1.65m x 1.12m')

Single glazed window to rear, radiator, wc and wash basin.

### Lower ground floor hall

Doors to accommodation, radiator and opening onto the kitchenette.

### Kitchenette

Eye level and base units with work tops above, integrated oven and gas hob, extractor above and space for a fridge. Door to side.

### Bedroom

15'10 x 8'06 (4.83m x 2.59m)

Single glazed window to rear, feature fireplace and radiator.

### Office

14'08 x 4'10 (4.47m x 1.47m)

Radiator and internal single glazed window.

### Reception room

16'06 x 11'00 (5.03m x 3.35m)

Door to front, radiator and feature fireplace.

### Shower room

10'02 x 5'05 (3.10m x 1.65m)

This room is currently being updated but we understand this will be fitted with a shower cubicle, wc and wash basin.

### Outside and gardens

There is a driveway providing off road parking for ample vehicles accessed via a shared entrance with secure iron gates. Raised flower beds give a burst of colour to the front and there are steps leading up to the front door. The established walled rear garden is mainly laid to lawn with a raised decking area under a pergola to the immediate rear of the house providing an ideal space for entertaining.

### Services

We understand that mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold

EPC rating: TBC

Council tax band: D

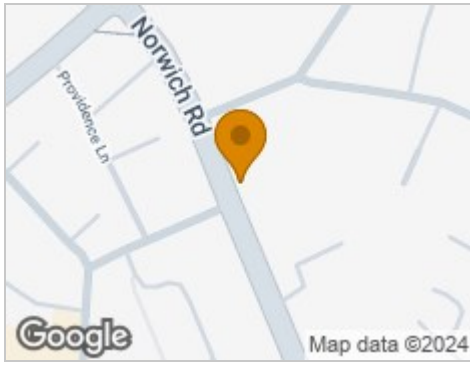
### Location

Norwich road is situated to the North West of Ipswich providing easy access to local shops, schooling and the Town centre where there is a wide range of shopping and recreational amenities as well as the rejuvenated Water front and Marina. Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street, journey time just over the hour.





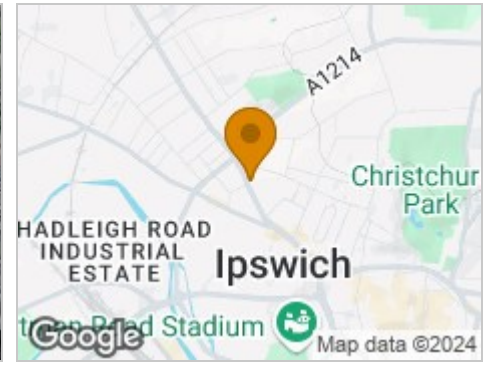
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

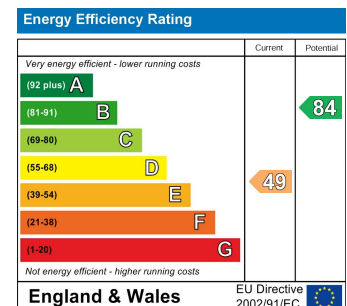


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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