



Not for marketing purposes INTERNAL USE ONLY

Norwich Road
Ipswich

Norwich Road
Ipswich IP1 6JT

for sale offers in excess of
£300,000



Property Description

A highly presentable three bedroom semi-detached house built in 2022 and located to the west side of Ipswich and well situated for many local amenities. The property comprises of living room, downstairs w/c, spacious and light modern kitchen/diner, three bedrooms and a family bathroom on the first floor. Externally the property has front and rear gardens, garage and off road parking. The home also has the added bonus of being offered with no onward chain.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed entrance door, lvt wood effect flooring, stairs to first floor, built in cupboard, radiator and doors giving access to:

Lounge

10' 9" x 10' 8" (3.28m x 3.25m)
Upvc double glazed bay window to front, radiator, lvt wood effect flooring and smooth ceiling.

Cloakroom

Low level w/c, vanity wash hand basin with mixer tap, chrome heated towel rail. lvt wood effect flooring and extractor fan.

Kitchen/Diner

16' 4" x 15' 7" (4.98m x 4.75m)
A Howdens kitchen with upvc double glazed french doors and window to rear, two sky lights to rear, smooth ceiling with spot lights, stainless steel sink unit with mixer tap inset into worksurfaces with high gloss, grey cupboards and drawers under a matching above, integrated double oven, five gas ring hob with extractor hood over and stainless steel splashback, lvt wood effect flooring, built in dishwasher, built in washing machine, built in fridge/freezer and radiator.

Landing

Loft access and radiator.

Bedroom One

15' 7" x 10' 10" (4.75m x 3.30m)
Double glazed window and upvc double glazed bay window to front, radiator and smooth ceiling.

Bedroom Two

10' 10" x 7' 8" (3.30m x 2.34m)
Upvc double glazed window to rear, radiator and smooth ceiling.

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)
Upvc double glazed window to rear, radiator and smooth ceiling.

Bathroom

Upvc double glazed window to side, shower bath with shower above and shower panels, low-level w/c, vanity wash hand basin, chrome heated

towel rail and extractor fan.

Front Garden

The front garden is laid to lawn, has a brick wall to the front with a black iron gate leading to pathway to the front entrance door and has gated side entrance.

Rear Garden

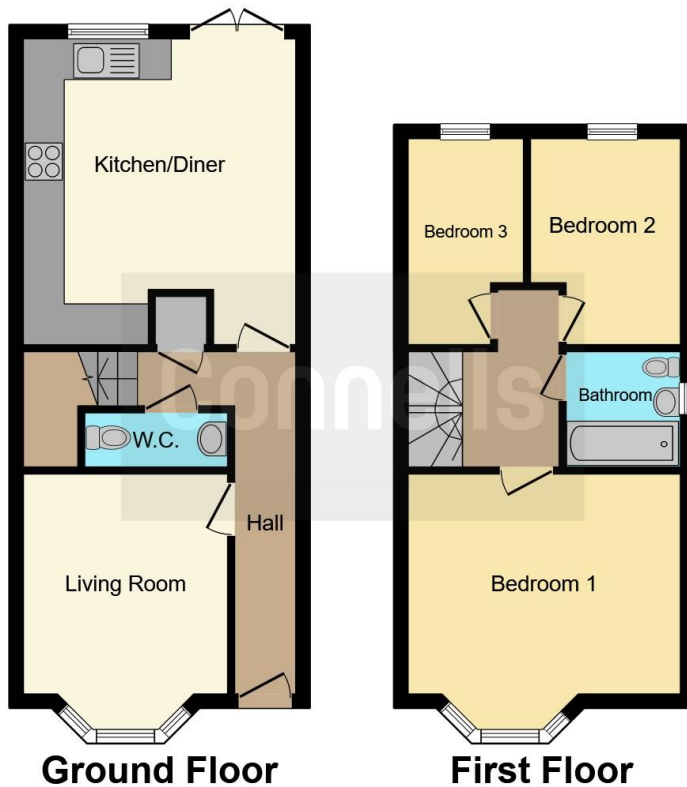
The well-presented rear garden commences with a paved patio area with the remainder being laid to lawn and enclosed by fencing. There is also gated access to the garage and off-road parking spaces.

Garage

20' 5" x 9' 10" (6.22m x 3.00m)

The garage has a roller shutter door to the front with storage above and has off-road parking for several vehicles in front. (Access via castle Road).





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: C

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Tenure: Freehold



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