

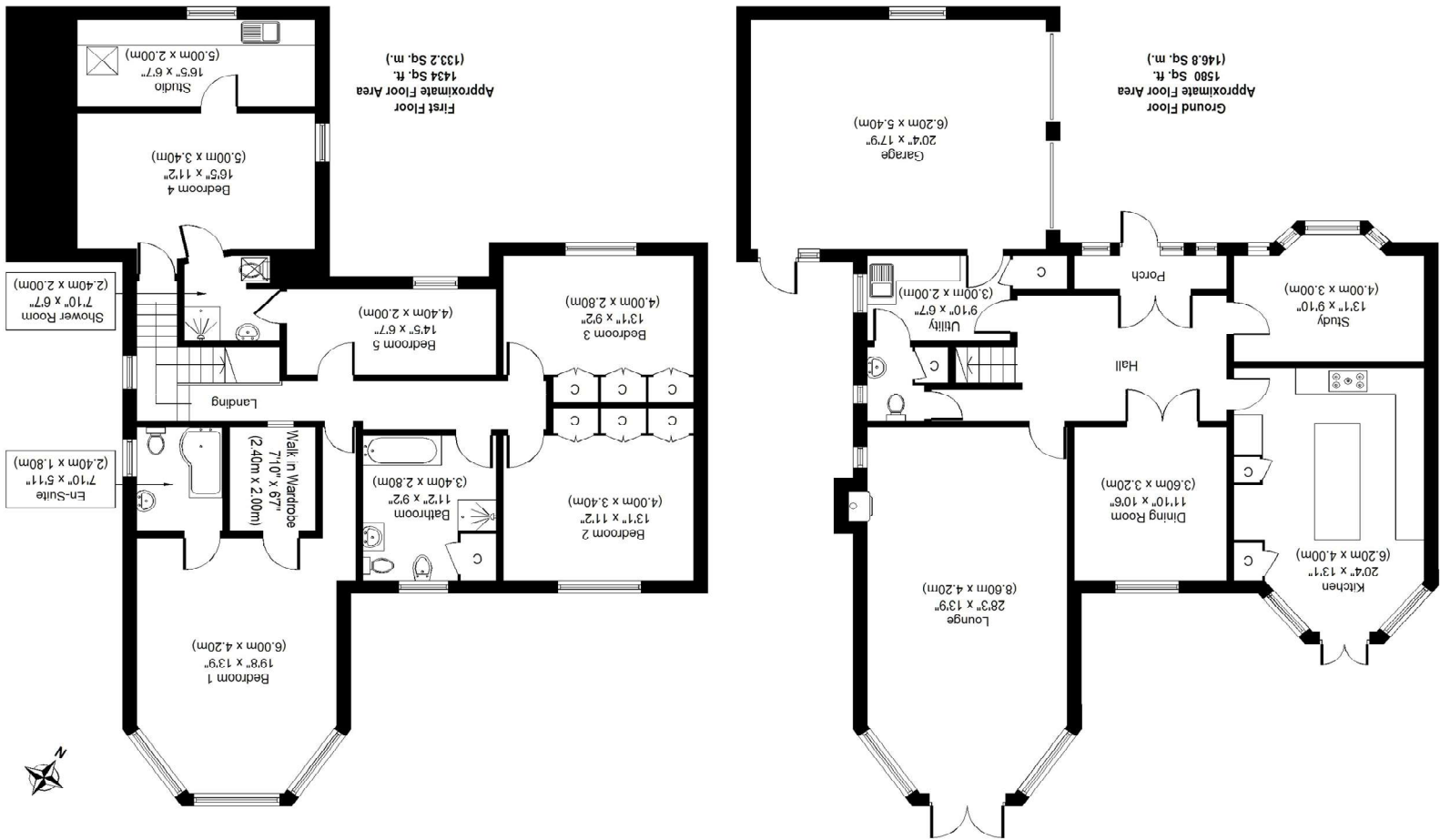
Multi office marketing across three local offices in and around Norwich

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\*\*\* THE FOREVER HOME\*\*\* Pymm & Co are delighted to present with NO ONWARD CHAIN this substantial 5 bedroom detached family home situated on an expansive plot in the extremely sought after Golden Triangle within walking distance of Norwich City centre. An early viewing is essential to avoid disappointment. The house is accessed via a gravel driveway with a selection of mature trees to the front providing privacy from the road. Through the entrance porch is a wide and welcoming hallway supplying access to a spacious kitchen/breakfast room with adjoining dining room, a huge living room with a brick fireplace and wood burner style gas stove, a study, utility room and a Jack & Jill style downstairs cloakroom. Leading from the upstairs landing, which features a beautiful stained glass window designed by the current owners, are four well proportioned bedrooms with an en-suite and walk in wardrobe to the master, a modern family bathroom comprising a four piece white suite and Aqualisa shower. Also off the landing is a fifth double room which is currently used as a games room but could be another double bedroom with access to a Jack & Jill style en-suite which connects to bedroom 4. The games room also provides access to what is currently used as a crafts room but could serve as either another bedroom or even a kitchen if the space were to be converted into an upstairs annex.

Guide Price  
£750,000 - £800,000

47a Ipswich Road, Norwich,  
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## Property details

### Description Continued

Externally to the rear is an enclosed garden which is extraordinarily large for a property this close to the City centre. It comes complete with two patio areas, shed and side access. The house, which was architect-designed to a bespoke commission from the current owners, was built in 2003 to the highest possible structural standard and offers the buyer space in abundance with the added benefits of gas central heating, UPVC double glazed windows and a double garage to add to the wealth of external parking on offer. The property is not expected to be available for long so call today to arrange your viewing appointment.

### Entrance door to:- Porch

8'9" (2.67m) x 2'5" (0.74m)

Double glazed door to entrance hall, tiled floor.

### Entrance Hall

19'8" (5.99m) x 10'3" (3.12m)

Doors to all rooms, stairs to the first floor landing, radiators, oak flooring.

### Study

13'2" (4.01m) x 10'8" (3.25m)

Double glazed bay window to the front, radiator.

### Kitchen/Breakfast Room

19'1" (5.82m) x 13'2" (4.01m)

Double glazed bay window to the rear, French double doors to the rear garden, fitted with a range of base and wall units, under cabinet lighting, work surfaces, stainless steel double sink and drainer with mixer tap over, range style gas cooker with extractor fan over, space for a fridge/freezer, space for a dishwasher, boiler cupboard, spotlights, ceiling speakers.

### Dining Room

11'0" (3.35m) x 9'9" (2.97m)

Double glazed window to the rear, radiator, oak flooring.

### Utility Room

10'0" (3.05m) x 6'5" (1.96m)

Double glazed window to the side, doors to a Jack and Jill cloakroom, double garage and storage cupboard, a range of base and wall units, work surface, sink unit with mixer tap over, water softener, integrated tumble dryer and washing machine, extractor fan, radiator, vinyl flooring.

### Jack & Jill Cloakroom

6'1" (1.85m) x 4'6" (1.37m)

Double glazed window to the side, low level WC, wash basin, storage cupboard, radiator, extractor fan, vinyl flooring.

### Jack & Jill En-Suite

8'1" (2.46m) x 7'4" (2.24m)

Double glazed Velux window to the side, shower cubicle with electric shower, wash basin, low level WC, radiator, extractor fan, vinyl flooring.

### Bedroom 5/Games Room

17'0" (5.18m) x 13'8" (4.17m)

Double glazed window to the side, velux window to the side, radiator, doors to Jack & Jill en-suite and craft room.

### Craft Room/Potential Annex Kitchen

15'5" (4.7m) x 6'6" (1.98m)

Double glazed window to the front, double glazed velux window to the side, base units, sink unit, radiator, vinyl flooring.

### Double Garage

21' (6.4m) x 18' (5.49m)

Two up and over doors, double glazed window to the front, doors to the rear garden, door to the utility room, light and power.

### Outside

An outside gravel driveway to the front proves ample off road parking for multiple cars and a selection of mature trees to the front provides privacy from the road. The substantial rear garden is mainly laid to lawn with two patio areas, a secluded cottage style raised-bed, fruit and vegetable area, kidney shaped pond, a selection of mature plants, trees and hedges, brick shed, metal shed, an outside tap and access to either side of the property.



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Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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**Lounge**  
27'0" (8.23m) x 13'9" (4.19m)

Double glazed window to the side, double glazed bay window to the rear, double French doors to the rear garden, brick fireplace with a woodburner style gas stove, oak mantel over and a tiled hearth, radiators.

**First Floor Landing**  
27'4" (8.33m) x 6'1" (1.85m)

Double glazed stained glass arched window to the side, doors to all rooms.

**Master Bedroom**  
27'0" (8.23m) x 14'9" (4.5m)

Double glazed bay window to the rear, doors to the en-suite and walk-in wardrobe, radiators.

**En-Suite**  
7'3" (2.21m) x 5'7" (1.7m)

Double glazed window to the side, Aqualisa shower over a panelled bath with a glass screen, wash basin, low level WC, radiator, extractor fan, vinyl flooring.

**Walk-In Wardrobe**  
7'3" (2.21m) x 5'9" (1.75m)

Fitted wardrobe units, radiator, loft acces.

**Bedroom 2**  
13'2" (4.01m) x 12'8" (3.86m)

Double glazed window to the rear, radiator, laminate flooring.

**Bedroom 3**  
13'2" (4.01m) x 11'3" (3.43m)

Double glazed window to the front, radiator.

**Family Bathroom**  
11'0" (3.35m) x 9'1" (2.77m)

Double glazed window to the rear, panelled bath, Aqualisa shower cubicle, vanity sink unit, bidet, low level WC, heated towel radiator, extractor fan, spotlights.

**Bedroom 4**  
12'8" (3.86m) x 7'1" (2.16m)

Double glazed window to the front, door to Jack & Jill en-suite, window seat.





