

Norwich Road, Ipswich, IP1 2PT

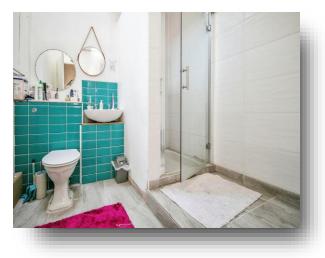


# welcome to

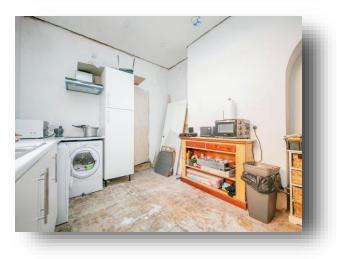
# Norwich Road, Ipswich

This mid-terraced home boasts three double bedrooms, a large first floor bathroom, high ceilings throughout, three large reception rooms and a walled rear garden. There is potential for improvement with this property.













#### **Entrance Hall**

33' 3" x 11' 5" max ( 10.13m x 3.48m max ) This stunning, long sweeping gallery entrance hall boasts high ceilings, original floorboards, two radiators, a white vertical wall hung radiator, a door leading to the garden, understairs storage cupboard, a sweeping staircase with two entrances and spot lights.

#### Lounge

13' 3" x 12' 7" ( 4.04m x 3.84m ) Sash windows to the front, an open fire with marble surround and tiled detailing, original floorboards, two radiators and TV point.

# **Second Reception Room**

12' 8" x 13' 7" ( 3.86m x 4.14m ) Double glazed window to the rear, original floorboards and one radiator.

#### Sun Room

12' x 14' 4" ( 3.66m x 4.37m ) Single glazed window to the rear, concrete flooring, one radiator and views across the rear garden.

# Kitchen

13' 3" x 11' 5" ( 4.04m x 3.48m ) Spacious kitchen with a Velux window and double glazed window to the side, a range of eye and base level units in white with white worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap and space for a range of

# **Utility Room**

appliances.

8' 4" x 4' 4" ( 2.54m x 1.32m ) Tiled flooring and space for a tumble dryer and washing machine.

# **Ground Floor Shower Room**

7' 9" x 7' (2.36m x 2.13m) This quirky shower room is split over two levels with a Velux window, enclosed WC, wash hand basin, Metro tiled splashback, one radiator, under floor heating, steps up to a shower with glass enclosure, spot lights, extractor fan and tiled flooring throughout.

## **First Floor Landing**

Single glazed window to the side, original floorboards and central suspended lights.

#### Master Bedroom

13' 7" x 12' 7" (  $4.14m\ x$  3.84m ) Sash window to the front, carpet flooring, one radiator and a fireplace.

# Bedroom Two

13' 9" x 12' 8" ( $4.19m \times 3.86m$ ) Spacious room with a double glazed window to the rear, original floorboards, one radiator, framing for a fitted wardrobe and a fireplace.

# **Bedroom Three**

11' 6" x 10' 1" (  $3.51m\ x\ 3.07m$  ) Sash window to the front, original floorboards, one radiator and a fireplace.

# Bathroom

13' 7" x 11' 5" (4.14m x 3.48m) Double glazed window to the rear, the boiler, airing cupboard, original floorboards and ample space for a 4 piece bathroom suite or could even be converted to a fourth bedroom. The current vendor has rewired this room, it is currently without a bathroom set up but has previously been used as a bathroom.

#### Outside: Front Garden

Concrete driveway with a walled border, steps up to the front door, surround hedging, a lawned area and ample off street parking.

## **Rear Garden**

Fully walled, non-overlooked rear garden with a side access gate, patio seating area, a pond and plenty of room for improvement.





# welcome to

# Norwich Road, Ipswich

- Three double bedrooms & large first floor bathroom
- High ceilings throughout
- Potential for improvement
- Boiler installed in 2023
- Re-wire throughout in 2023

Tenure: Freehold EPC Rating: E

offers in excess of

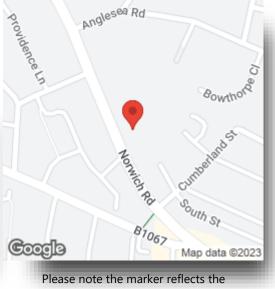
£350,000





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