



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 appliances.

Utility Room

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 x 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 re-wired 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118261 - 0004

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