

Norwich Road, Ipswich, IP1 5DW

# welcome to

# **Norwich Road, Ipswich**

\*GUIDE PRICE £270,000-£280,000\* This well-presented semi-detached home benefits from four large double bedrooms, a cosy bay fronted lounge, a contemporary kitchen, a seperate dining room, a ground floor four piece bathroom, a first floor cloakroom and a fully South facing, landscaped rear garden.













#### **Entrance Hall**

12' 6" x 7' 4" max ( 3.81m x 2.24m max )

Large entrance hall with wood effect flooring, one radiator, an understairs storage cupboard, double glazed window to the front and a composite front door.

### Lounge

13' 4" x 11' 1" ( 4.06m x 3.38m )

Double glazed bay window to the front, carpet flooring, one radiator, TV point and wall hung lights.

### **Dining Room**

14' x 13' (4.27m x 3.96m)

Beautiful room, perfect for hosting, with a double glazed bay window to the rear, doors leading to the rear garden, wood effect flooring, one radiator and a fitted oak mantel.

#### Kitchen

11' 4" x 9' 5" ( 3.45m x 2.87m )

Modern kitchen with eye and base level handle less units in high gloss cream with oak effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a integrated oven with gas hob and extractor hood, a tiled splashback in the alcove, space for an American fridge/freezer, washing machine and dishwasher, a walk way leading to the door to the rear garden, hard tiled wood effect flooring, one radiator and a double glazed window to the rear.

### **Ground Floor Bathroom**

9' 1" x 5' ( 2.77m x 1.52m )

Modern four piece bathroom with a low level WC, pedestal wash hand basin, a bath with shower attachment, chrome mixer tap and tiled splashback, a corner shower with black enclosure and tiled splashback, a white vertical wall hung radiator, tiled flooring, part tiled walls and double glazed windows to the front and side.

## **First Floor Landing**

Carpet flooring and doors leading to all bedrooms and cloakroom.

#### **Master Bedroom**

12' 9" x 14' max ( 3.89m x 4.27m max ) Spacious master room with a double glazed bay window to the rear, a full wall of built in sliding wardrobes, carpet flooring, one radiator and a wall papered wall.

#### **Bedroom Two**

13' 8"  $\max x$  10' 2" (  $4.17m \max x$  3.10m ) Double glazed bay window to the front, carpet flooring and one radiator.

#### **Bedroom Three**

11' 2" x 9' 1" ( 3.40m x 2.77m )

Double glazed window to the rear, carpet flooring, one radiator and the immersion tank.

#### **Bedroom Four**

8' 8" x 8' 7" ( 2.64m x 2.62m )

Double glazed windows to the front and side, carpet flooring, one radiator and a built in wardrobe.

#### Cloakroom

4' 8" x 2' 8" ( 1.42m x 0.81m )

Low level WC, pedestal wash hand basin, wood effect flooring, part tiled walls, loft hatch and a double glazed window to the side.

# Outside: Front Garden

A block paved driveway providing off street parking, a stoned area and a side gate leading to the rear garden.

#### **Rear Garden**

Fully enclosed, fully South facing rear garden with a large grey patio seating area, which wraps around the garden, a walkway leading to the rear of the garden, the remainder is laid to lawn with a slat fence divide, two sheds with power, a further shed to the rear (no power), a side access gate leading to the front garden, well-stocked borders, a shingle area, power points and an outside tap and light.





## welcome to

# Norwich Road, Ipswich

- Four large double bedrooms
- Seperate dining room
- Ground floor four piece bathroom & first floor cloakroom
- Contemporary kitchen
- Cosy bay fronted lounge

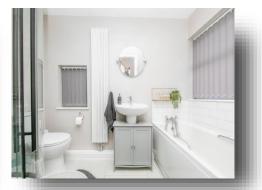
Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

# £270,000 - £280,000







Kelvin Rd Deben Rd Dales Rd Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119733



Property Ref: IPS119733 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk

01473 226101

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.