



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 separate 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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS119733 - 0004

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