



**Hill Cottage, Old Norwich Road, Ipswich, IP1 6LJ**



**welcome to**

**Hill Cottage, Old Norwich Road, Ipswich**

This stunning, characterful two bedroom, semi-detached cottage is situated towards the end of Old Norwich Road, boasting a large corner plot, a detached garage and NO ONWARD CHAIN.



### **Lounge/Diner**

21' 4" x 11' ( 6.50m x 3.35m )

Open plan lounge/diner with dual aspect double glazed windows to the front, a door leading to the side garden, original floorboards, two radiators, TV point and an open fireplace with tiled detailing.

### **Kitchen/Diner**

19' 2" x 15' 8" max ( 5.84m x 4.78m max )

Spacious kitchen boasting a range of eye and base level units in white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer unit with a chrome mixer tap, space for a fridge freezer and washing machine, an integrated dishwasher and cooker with a fitted extractor hood, tiled splashback, two storage cupboards, double glazed windows to the rear and side and a door leading to the rear garden.

### **Ground Floor Bathroom**

7' 9" x 5' 7" ( 2.36m x 1.70m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and a glass screen, fully tiled walls and flooring, spot lights, chrome heated towel rail, extractor fan and a double glazed window to the side.

### **First Floor Landing**

Carpet, radiator and a double glazed window to the rear aspect.

### **Master Bedroom**

15' 5" x 12' 2" max ( 4.70m x 3.71m max )

Double glazed window to the front, one radiator, carpet flooring and a loft hatch.

### **Bedroom Two**

18' 1" x 8' 5" ( 5.51m x 2.57m )

Double glazed window to the side with panoramic field views, carpet flooring and one radiator.

### **Outside**

A fenced border, a block paved driveway, two large lawned areas to the side and rear of the house, patio seating areas, a further decked seating area, hedging and trees, a summerhouse, a detached garage and a fully enclosed border.

### **Garage**

Detached garage with power and barn style doors.

### **Agents Note:**

Please note this property has Cess Pool drainage and water supplied from a Filter Power Station.



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## **Hill Cottage, Old Norwich Road, Ipswich**

- No onward chain
- Two large double bedrooms
- Large kitchen/diner
- Characterful lounge with open fireplace
- Corner plot

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120235 - 0002

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**william h brown**



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**