



**Norfolk Road, Ipswich, IP4 2HB**



**welcome to**

**Norfolk Road, Ipswich**

This well-presented, mid-terraced home benefits from two double bedrooms, two good-sized reception rooms, a ground floor shower room, a 1st floor bathroom, a generous rear garden and permit parking. NO ONWARD CHAIN!!



### **Lounge**

11' 2" x 10' 7" ( 3.40m x 3.23m )

Double glazed window to the front, wood effect flooring, TV point, one radiator, front door and boxed in meters.

### **Dining Room**

11' 2" x 10' 6" ( 3.40m x 3.20m )

Double glazed window to the rear, wood effect flooring, a fireplace, one radiator and a door to the stairs.

### **Kitchen**

10' 1" x 6' 4" ( 3.07m x 1.93m )

Double glazed window to the side, grey wood effect flooring, eye and base level units in white wood effect with white worktop surfaces, tiled splashback throughout, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood and space for a washing machine.

### **Inner Hall**

7' x 2' 8" ( 2.13m x 0.81m )

A door leading to the bathroom, grey wood effect flooring and a further door leading to the garden.

### **Ground Floor Shower Room**

7' 4" x 6' 4" ( 2.24m x 1.93m )

Partially panelled and partially tiled walls, grey wood effect flooring, one radiator, double glazed window to the side, low level WC, pedestal wash hand basin and a shower with glass enclosure.

### **First Floor Landing**

Loft hatch, carpet flooring and double glazed window to the side.

### **Master Bedroom**

11' 1" x 10' 6" ( 3.38m x 3.20m )

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

### **Bedroom Two**

10' 8" x 7' 9" ( 3.25m x 2.36m )

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

### **First Floor Bathroom**

7' 6" x 6' 6" ( 2.29m x 1.98m )

Double glazed window to the rear, low level WC, pedestal wash hand basin, a bath with shower attachment, part tiled walls, chrome heated towel rail and stone effect flooring.

### **Outside:**

#### **Rear Garden**

Generous, fully enclosed rear garden with a lawned area, a patio area and a shed.



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welcome to

## Norfolk Road, Ipswich

- Two double bedrooms
- Ground floor shower room & 1st floor bathroom
- Two good-sized reception rooms
- Generous rear garden
- Permit parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers over  
**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPS120275 - 0002

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