



Norwich Road, Ipswich, IP1 6JU

welcome to

Norwich Road, Ipswich

This double bay semi-detached house has been extensively updated and modernised, with three bedrooms, an open plan kitchen/diner, a brand new bathroom and kitchen, new Oak veneer internal doors, a large, overlooked rear garden, ample off street parking and NO ONWARD CHAIN!!



Entrance Hall

14' 5" x 5' 9" (4.39m x 1.75m)

Stunning, open plan entrance hall with two double glazed windows to the side, an understairs storage space, meter cupboards, oak effect flooring, one radiator and an open archway leading to the kitchen/diner.

Kitchen/Diner

19' 7" x 17' 5" max (5.97m x 5.31m max)

Stunning, open plan room, perfect for entertaining, with double glazed windows to the side and rear, French doors leading to the garden, adjacent floor to ceiling double glazed windows, allowing ample natural light, an open archway to the lounge, oak effect flooring throughout and spot lights. The kitchen boasts eye and base level units in sage green with brass handles and grey marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with induction hob and extractor hood, an integrated dishwasher, space for a fridge/freezer and washing machine, a fitted breakfast bar with space for two stools, two radiators and a wall mounted, gas fired boiler.

Lounge

14' 4" x 11' (4.37m x 3.35m)

Double glazed bay window to the front, brand new floor boards, TV point and an open archway to the kitchen.

First Floor Landing

Double glazed window to the side, wooden flooring and a loft hatch.

Master Bedroom

15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed bay window to the front, wooden floor boards and one radiator.

Bedroom Two

12' x 10' 5" (3.66m x 3.17m)

Double glazed window to the rear, original floor boards, one radiator and views over allotments and garden to the rear.

Bedroom Three

8' 5" x 6' 6" (2.57m x 1.98m)

Double glazed window to the front, original floor boards and one radiator.

Bathroom

8' 4" x 6' 5" (2.54m x 1.96m)

Beautiful brand new bathroom with double glazed windows to the side and rear, Porcelain tiled flooring, partially tiled walls, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, one radiator, spot lights and extractor fan.

Outside:

Front Garden

A walled border, a hard standing driveway, a grassed area and side access to the rear garden.

Rear Garden

Un-overlooked S/SW Facing rear garden with side access and outside tap. The rear half of the garden is used as a wildlife garden, with views over the allotments to the rear, the remainder of the garden is currently under construction by the current vendor and will benefit from a raised patio area with sleeper borders, freshly laid turf, a curved path to the rear and a concrete base for the shed.



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welcome to

Norwich Road, Ipswich

- Recently renovated
- Three good size bedrooms
- Open plan kitchen/diner
- Brand new kitchen & bathroom
- Ample off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120801 - 0010

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