



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, which has been recently landscaped, with a patio area with sleeper borders, steps down to freshly laid turf, a curved path to the rear, a concrete base for the shed, a side access, an outside tap and views over the allotments to the rear,



view this property online williamhbrown.co.uk/Property/IPS120801



welcome to

Norwich Road, Ipswich

- Recently renovated, with new windows & doors throughout
- 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

view this property online [williamhbrown.co.uk/Property/IPS120801](https://www.williamhbrown.co.uk/Property/IPS120801)



Property Ref:

IPS120801 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 guidance 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 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) 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 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.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)