

*A substantial four/five bedroom detached property situated in a convenient position in the County Town of Ipswich*

Rent £1,500 p.c.m  
Ref: R1018

264 Norwich Road  
Ipswich  
Suffolk  
IP1 4BT



To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200  
F: 01728 724667

*And The London Office*  
40 St James Street  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The property is situated in the north of Ipswich with good access to the town centre, A14 and A12.

Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses and a wide range of public houses and restaurants and a wide range of sports facilities including swimming at Crown Pools. In addition to this there is a wide variety of schools in both the state and private sector. The mainline Ipswich railway station runs regular Inter City services to London's Liverpool Street Station which takes approximately 65 minutes.

## The Accommodation

Entering through a partially glazed door into the Entrance Porch with door through to the

### *Entrance Hallway*

A spacious area with understairs cupboard, stairs off to the first floor and doors to

### *Dining Room* 14'11 x 13'5 (4.54m x 4.08m) plus large bay

A light and spacious dual aspect room with radiator, window to the side and large bay window to the front.

### *Sitting Room* 16'1 x 14'11 (4.90m x 4.54m) plus large bay.

A large dual aspect room with bay window to the side and French doors leading to the garden. Two radiators and TV aerial socket.

### *Kitchen* 13'4 x 13'3 (4.06m x 4.03m)

Fitted with a range of base and eye level kitchen units with worksurface over, inset with a one and a half bowl stainless steel sink with tiled surround and recessed spotlights. Space for electric cooker with extractor hood over. Space for fridge freezer and space and plumbing for dishwasher. Window overlooking the rear garden and radiator. A door leads through to the

### *Utility Room* 11'10 x 5'11 (3.60m x 1.80m)

Fitted with base and eye level units with worksurface over, inset with a one and a half bowl stainless steel sink. Space and plumbing for washing machine and tumble dryer. Radiator and door to the garden.

Further doors from the entrance hallway lead to the

### *Study* 8'11 x 10'6 (2.71m x 3.20m)

Recessed fitted storage cupboard, radiator and understairs cupboard. Telephone socket.

### *Cloakroom*

Fitted with WC, pedestal wash basin, and radiator. Gas fired boiler.



Stairs from the entrance hallway lead up to the

## **First Floor**

### *Landing*

A spacious and light area with airing cupboard housing the hot water tank and doors off to

### *Bedroom One* 13'6 x 15' (4.11m x 4.57m) plus bay

An excellent size, light dual aspect room with large bay window to the front, radiator and door through to

### *En-suite Shower Room*

Fitted with pedestal wash basin, WC and shower cubicle. Radiator and extractor fan.

### *Bedroom Two* 15'10 x 15' (4.82m x 4.57m) plus bay

A further large dual aspect room with radiator and views to the side and rear garden.

### *Family Bathroom*

A good size room fitted with pedestal wash basin, panelled bath with shower over and two heated towel rails.

### *Bedroom Three* 10' x 10' (3.04m x 3.04m)

A light double bedroom with radiator and views over the rear garden.

### *Separate WC*

Fitted with WC and radiator.

### *Bedroom Four* 9' x 9' (2.74m x 2.74m)

A good size single bedroom with radiator and outlook to the side.

### *Study Two/Bedroom Five* 13' x 7' (3.96m x 2.13m)

A dual aspect room with views to the front and side, accessed by double glazed doors from the main landing. Radiator.

## **Outside**

The property is situated on the corner of Norwich Road and Westwood Avenue. There is pedestrian access to the front of the property directly off Norwich Road with a pathway leading to the front door, flanked either side by areas laid to grass and mature shrubs and trees. The path continues around to the side of the property to the rear garden. The garden is mainly laid to grass and edged by mature floral borders with a brick patio adjoining the rear of the house. Double wooden gates provide access from the rear driveway where there is parking for two cars and a detached garage with up and over door and pedestrian door from the garden.

*Services* Mains electricity, gas, water and drainage connected. Gas fired central heating.

*Council Tax* Band F, £3,255.85 payable 2024/2025

*Local Authority* Ipswich Borough Council

*Viewings* Strictly by appointment with the Agent.

*Broadband* To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phone* To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**September 2024**



## Directions

Heading north along the A14 exit at junction 53 signposted Whitehouse Industrial Estate. Continue straight over at the next two roundabouts along Bury Road bearing right at the traffic lights onto Norwich Road. Continue along Norwich Road for approximately one mile and take the last turning on the left into Westwood Avenue, parking for the property is situated in the first driveway on the left hand side. The property is situated on the corner of Norwich Road and Westwood Avenue as identified by the Clarke and Simpson 'To Let' board.

[What3words.com/burn.branch.tools](http://What3words.com/burn.branch.tools)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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