

# KEYSTONE



Norwich Road, Ipswich, IP1 4HB

Offers In Excess Of £400,000

Semi-Detached House  
Lounge/Dining Room  
Cellar  
Two Family Bathrooms  
Popular Location

Six Bedrooms  
Kitchen/Breakfast Room  
En-Suite  
Off Road Parking



# Norwich Road, Ipswich IP1 4HB

Welcome to this charming and spacious 6-bedroom period semi-detached house located on the popular Norwich Road in Ipswich. This property is perfect for families seeking a blend of historical charm and modern convenience. With its generous living space, off-road parking, and proximity to town, it offers an ideal living environment.

A generous lounge and dining room and spacious kitchen/breakfast room area serves as the heart of the home, perfect for family gatherings and entertaining guests.

Six bedrooms offers ample space for a large family or guests, with each room offering unique character and ample natural light.

Period Features: Retains many original features, providing a glimpse into the past with high ceilings, decorative moldings.

Cellar: Additional storage space or potential for conversion into a home office, gym, or playroom.



#### Entrance Door

Leading to hallway with stairs to first floor, cellar and radiator.

#### Lounge

16 x 12'4

Bay window to front, laminate flooring and feature gas fire.

#### Dining Room

12'7 x 10' 4

French doors to rear, radiator and laminate floor.

#### Kitchen/breakfast Room

20'8 x 10'7

Fitted with a range of base units and drawers and matching wall mounted cabinets, built in oven, hob with extractor over, one and a half sink and drainer unit with tiled splash backs, washing machine, dishwasher, fitted breakfast bar, tiled flooring, radiator, window to side, door to side and French doors to rear.

#### First Floor

Landing with built in cupboard and stairs to second floor.

#### Bedroom One

16'1 x 14'4

Bay window to front, radiator and built in wardrobe.

#### En-Suite

Fitted with shower, w/c, hand basin, tiled walls, heated towel rail and window to front.

#### Bedroom two

12'5 x 10'5

Window to rear and radiator.

#### Bedroom Three

10'8 x 10'4

Window to rear and radiator.

#### Bathroom

Fitted with a suite comprising of panel bath, vanity inset sink, w/c, tiled walls, tiled flooring, heated towel rail and two windows to side.

#### Second Floor

Landing with two built in cupboards.

#### Bedroom Four

15'5 x 8'6

Window to front, radiator and storage in the eaves.

#### Bedroom Five

11'6 x 10'6

Skylight to rear and radiator.

#### Bedroom Six

9'11 x 9'7

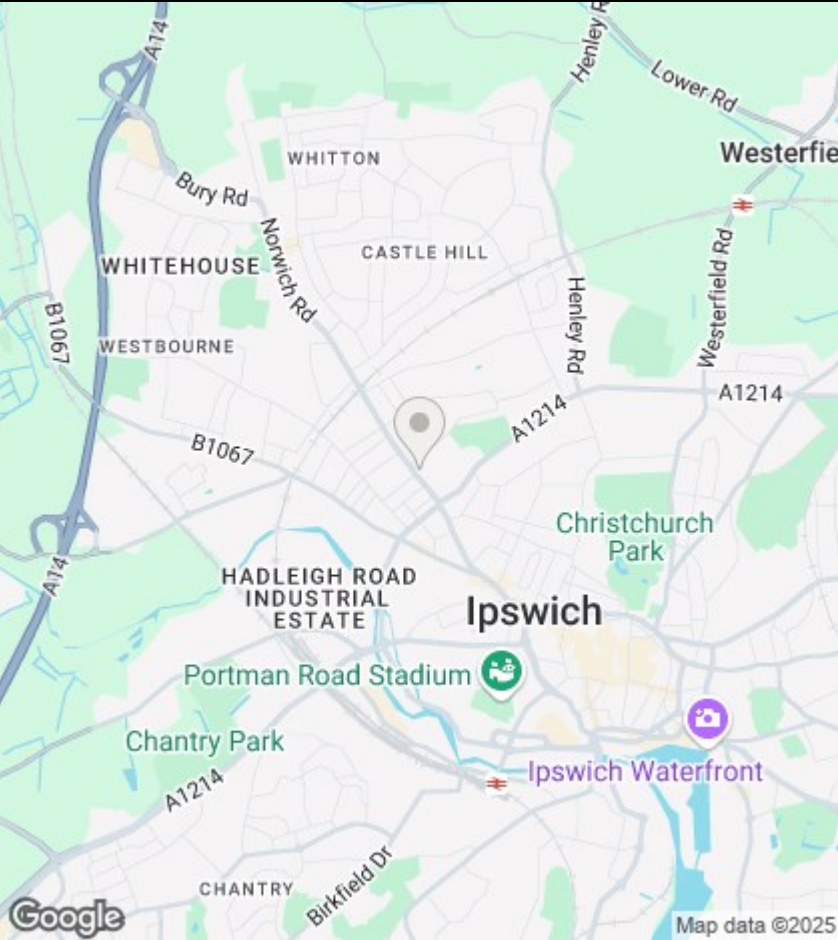
Window to rear and radiator.

#### Bathroom

Fitted with panel bath, w/c, vanity inset sink and heated towel rail.

#### Outside

To the front of the property there is a driveway that provides off road parking. The rear garden has a patio area and is predominately laid to lawn.



Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

