



Ipswich Grove, Norwich NR2 2LU

welcome to

Ipswich Grove, Norwich

****GUIDE PRICE £575,000 - £600,000** ***DETACHED FAMILY HOME IN DESIRABLE CUL DE SAC LOCATION THE CUSP OF THE CITY CENTRE*****

William H Brown are pleased to offer to the market this rare opportunity to acquire this established home for a lifetime.



Entrance Hall

Door to front aspect, wood floor, radiator, doors to lounge, dining room and shower room / bedroom four, stairs to first floor landing.

Lounge

13' 4" max into bay x 13' 4" (4.06m max into bay x 4.06m)
Double glazed bay window to front aspect, open fire place, radiator.

Dining Room

11' 9" x 12' 9" narrowing to 12' (3.58m x 3.89m narrowing to 3.66m)
Double glazed doors and window to rear aspect, open fire place, laminate flooring, radiator, open to kitchen;

Kitchen

14' 9" x 9' 1" (4.50m x 2.77m)
Double glazed window to rear and side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset stainless steel sink and drainer, tiled splash back, electric oven, five ring gas hob, breakfast bar, plumbing and space for washing machine, laminate flooring, door to side aspect leading to garden.

Shower Room

Double glazed window to side aspect, shower cubicle with electric shower, low level wc, wash hand basin, radiator.

Bedroom Four

7' 5" x 8' 6" (2.26m x 2.59m)
Double glazed to rear aspect, door to side aspect, radiator.

Landing

Stairs form entrance hall to first floor landing, double glazed window to side aspect, loft access, doors to all first floor bedrooms and family bathroom,

Bedroom One

13' 4" max x 13' 4" max (4.06m max x 4.06m max)
Double glazed window to front aspect, fitted wardrobes, wash hand basin, picture rail, radiator.

Bedroom Two

11' 9" x 13' (3.58m x 3.96m)
Double glazed window to rear aspect, open fire place, fitted wardrobes, picture rail, radiator.

Bedroom Three

12' 3" x 9' 2" (3.73m x 2.79m)
Double glazed window to rear aspect, fitted wardrobes, wash had basin, radiator.

Bathroom

Double glazed window to front aspect, suite comprising bath with mixer taps, shower attachment over, folding shower screen, pedestal sink, part tiled walls, radiator.

Wc

Double glazed window to side aspect, suite comprising low level wc and wash hand basin.

Outside

The property is approached via a private driveway giving access to the front of the property and to the garage. To the rear there are established generous sized gardens.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Ipswich Grove, Norwich

- ESTABLISHED DETACHED HOME
- TWO / THREE RECEPTION ROOMS
- THREE / FOUR BEDROOMS
- SHOWER ROOM AND FAMILY BATHROOM
- DRIVEWAY AND GARAGE PARKING

Tenure: Freehold EPC Rating: D

guide price

£575,000

directions to this property:

Proceed out of the city centre via St Stephens bearing left onto Ipswich Road. Prior to the city college take a left hand turn into Ipswich Grove where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR104838 - 0009

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.



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