

481 NORWICH ROAD IPSWICH



N.B. Whilst these particulars are intended to give fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the vendor nor Hamilton Smith, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available.

Like us on [www.facebook.com/hamiltonsmithea](http://www.facebook.com/hamiltonsmithea) or follow us on [www.instagram.com/hamiltonsmithclaydon](http://www.instagram.com/hamiltonsmithclaydon)



# Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

481 NORWICH ROAD IPSWICH

Guide Price £290,000



We are pleased to offer for sale this **SUBSTANTIAL, FOUR BEDROOM ESTABLISHED HOUSE**, occupying a prominent position with impressive south/westerly facing garden, garage and parking. Offered with the benefit of no onward chain and offering enormous potential. On the ever popular Norwich Road area of the town within easy reach of the town centre and A14.

- IMPRESSIVE 14' RECEPTION HALL
- SITTING ROOM WITH FEATURE BAY WINDOW
- GENEROUS SEPARATE DINING ROOM
- MODERN FITTED KITCHEN
- MASTER BEDROOM WITH BAY WINDOW
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM & SEPARATE WC
- PVC DOUBLE GLAZING
- GAS FIRED HEATING
- LARGE SOUTH/WESTERLY FACING REAR GARDEN
- GARAGE & PARKING
- NO ONWARD CHAIN

[www.hamilton-smith.com](http://www.hamilton-smith.com)

2-4, Norwich Road, Claydon, Suffolk IP6 0DF Tel: 01473 833307 E-mail: [claydon@hamilton-smith.com](mailto:claydon@hamilton-smith.com)  
Partners: K.W.Bahar & A.Salisbury



## 481 NORWICH ROAD IPSWICH

### SITUATION:

The property occupies a prominent position within the west side of the town on the ever popular Norwich Road area, walking distance to a parade of shops, easy access to Anglia Retail Park and the A14. The Suffolk County town of Ipswich offers a wide range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12 and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

This substantial family house has been in the same ownership for many years, providing an excellent opportunity with generous room sizes throughout and an impressive size garden. Features include a large and inviting reception hall, large sitting room with feature bay window and dining room with French doors opening to the garden. There is a modern kitchen with further ground floor wc. The first floor landing gives access to four bedrooms, family bathroom and separate wc. The property is ready for immediate occupation but would benefit from some cosmetic updating throughout. The large rear garden is a particular feature with the potential to create further parking area. Internal viewing is essential to appreciate the size of the accommodation.

### COVERED ENTRANCE:

Decorative arch, modern panelled entrance door.

### RECEPTION HALL:

14' 9" x 9' 9" (4.5m x 2.97m) Hardwood strip flooring, radiator, picture rail, panelled doors, glazed screen with door to the staircase, understairs storage cupboard.

### SITTING ROOM:

13' 4" x 12' 3" (4.06m x 3.73m) Radiator, picture rail panelled door, hardwood strip flooring, large PVC double glazed bay window to the front aspect.

### DINING ROOM:

13' 4" x 13' 3" (4.06m x 4.04m) Chimney breast with feature fireplace, tiled surround and hearth, radiator, tv point, hardwood strip flooring, panelled door, wide PVC double glazed French doors and widows overlooking the rear garden.

### KITCHEN/BREAKFAST ROOM:

14' 6" x 10' 0" (4.42m x 3.05m) Fitted with a good range of modern base and wall mounted storage units having white gloss doors and drawer fronts, fitted worktops inset single bowl sink unit with mono mixer tap, electric cooker point, space for fridge/freezer, metro style wall tiling, wall mounted gas fired boiler, plumbing for washing machine, large PVC double glazed window overlooking the rear garden, further window to the side aspect, half glazed woodens door leads to the rear lobby and ground floor wc.

### FIRST FLOOR LANDING:

Access to the loft space, PVC double glazed window with decorative lead light to the side apsect.

### BEDROOM 1:

13' 2" x 12' 2" (4.01m x 3.71m) Radiator, picture rial, panelled door, inset spotlight, good range of built-in modern full height wardrobes with partly mirrored sliding doors inset fitted shelves and hanging rails, large PVC double glazed bay window to the front aspect.

### BEDROOM 2:

12' 8" x 8' 9" (3.86m x 2.67m) Radiator, chimney breast, panelled door, PVC double glazed window overlooking the rear garden.

## 481 NORWICH ROAD IPSWICH

### BEDROOM 3:

11' 2" x 7' 5" (3.4m x 2.26m) Radiator, picture rail, panelled door, built-in storage cupboard/wardrobe, generous PVC double glazed window to the front aspect.

### BEDROOM 4:

9' 5" x 6' 9" (2.87m x 2.06m) Radiator, panelled door, PVC double glazed window overlooking the rear garden.

### FAMILY BATHROOM:

White suite comprises bath with wooden panel and shower connected over and pedestal wash hand basin, extensive wall tiling, built-in airing cupboard, panelled door, PVC double glazed window to the rear aspect.

### SEPARTAE WC:

With low level wc, panelled door.

### OUTSIDE:

The property is set nicely back from the road with mature garden, flowering and evergreen shrubs, pedestrian gate, fenced boundaries, access to the side garden. Double wooden gates lead from Ranelagh Road giving access to the brick built garage and off road parking, just beyond the fence there is a hardstanding concrete area, perhaps suitable for further parking leading to the extensive lawn with fenced boundaries, metal garden store.

POSTCODE: IP1 5DS

ENERGY RATING: D - 63

### VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at [claydon@hamilton-smith.com](mailto:claydon@hamilton-smith.com) You can also visit our web site [www.hamilton-smith.com](http://www.hamilton-smith.com)



Total Area: 110.2 m<sup>2</sup> ... 1187 ft<sup>2</sup>

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Hamilton Smith has prepared this brochure as a general guide only. While we strive to ensure the accuracy of the information provided, all descriptions, photographs, measurements, and floor plans are for illustrative purposes and should not be relied upon as exact representations. Prospective purchasers should conduct their own due diligence and seek professional advice before making any decisions. The Agent has not tested any change of apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in images are NOT included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings and promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.