



542 Norwich Road, Ipswich, IP1 6JR

Guide Price £550,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk Estate Agents are delighted to offer for sale this spacious 5 bedroom detached family home located to the North-West of Ipswich, within walking distance to a local parade of shops, take-away restaurants, schools bus service and easy access to A14 trunk road. The property is arranged over two floors comprising: enclosed entrance porch, entrance hall, spacious lounge/dining, open plan kitchen/breakfast/family room, utility room, G/F cloakroom, stairs to first floor leading to 5 bedrooms, of which 4 are double rooms, and there is a family bathroom. Outside there is block paved off road parking for 5/6 cars with further off road parking available on driveway, which leads to a detached garage and the rear garden and patio are enclosed by fencing. CALL TODAY TO BOOK YOUR VIEWING.



ENCLOSED PORCH

Composite door into enclosed porch with composite double glazed door into entrance hall.

ENTRANCE HALL

Ceramic tiled flooring, radiator, stairs to first floor, doors to lounge/dining, cloakroom and kitchen.

LOUNGE/DINING

26' 2" x 12' 8" (7.98m x 3.86m) Ceramic tiled flooring, 2 radiators, double glazed windows to front and side aspect.



KITCHEN/BREAKFAST/FAMILY

21' 2" max x 17' 1" max (6.45m x 5.21m) Ceramic tiled flooring in kitchen/breakfast area, modern fitted white glossy wall and base units with roll edge worktops matching island units with breakfast bar, stainless steel sink & drainer with swan neck mixer tap, 5 ring gas hob with extractor over electric oven and grill, door to utility room, laminate flooring in family area, double glazed windows to rear and side aspect, double glazed French doors to rear aspect.

UTILITY ROOM

Tiled flooring, worktop with stainless steel sink hot & cold taps, plumbing for washing machine, wall mounted gas boiler, space for American style fridge/freezer, tiled flooring, double glazed door to side aspect.

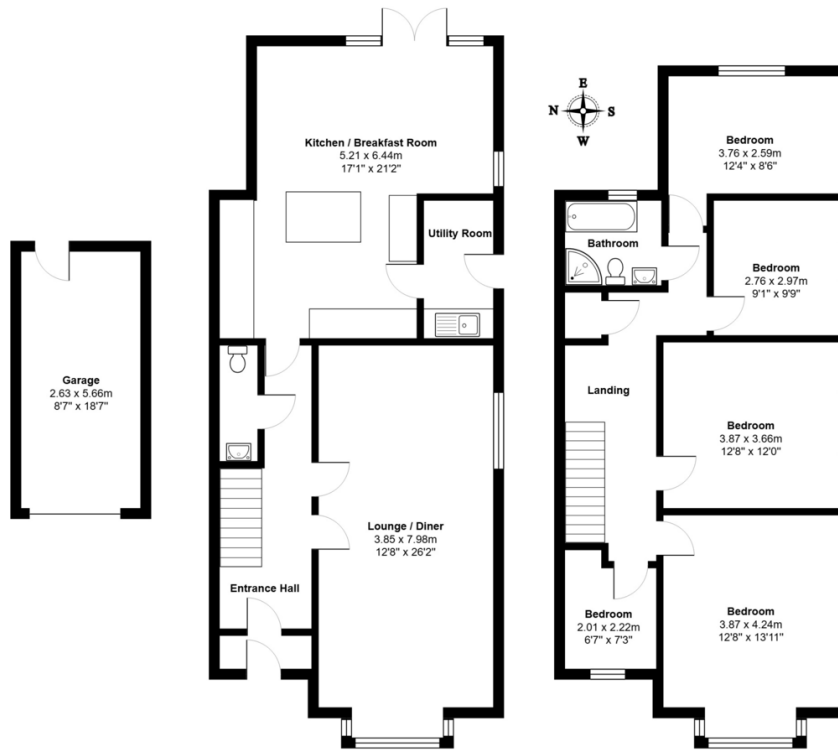
CLOAKROOM

Low level WC, wash hand basin, extractor fan, tiled flooring.

STAIRS

Carpeted stairs & landing, loft hatch, radiator, linen cupboard, doors to bedrooms and bathroom.





Total Area: 176.9 m² ... 1904 ft²

BEDROOM 1

13' 11" x 12' 8" (4.24m x 3.86m) Carpeted flooring, radiator double glazed window to front aspect.

BEDROOM 2

12' 8" x 12' (3.86m x 3.66m) Carpeted flooring, radiator, double glazed window to side aspect.

BEDROOM 3

12' 4" x 8' 6" (3.76m x 2.59m) Carpeted flooring, radiator, double glazed window to side aspect.

BEDROOM 4

9' 9" x 9' 1" (2.97m x 2.77m) Carpeted flooring radiator, double glazed window to rear aspect.

BEDROOM 5

7' 3" x 6' 7" (2.21m x 2.01m) Carpeted flooring, radiator, double glazed window to front aspect.

BATHROOM

Comprising low level WC with cupboards under, bath and shower cubicle, heated towel rail, extractor fan, tiled flooring, double glazed window to rear aspect.

GARAGE

18' 7" x 8' 7" (5.66m x 2.62m) Up & over roller door, power & lighting connected.

OUTSIDE

Block paved off road parking to front for 5/6 cars double gates to driveway providing further off road parking, detached single garage with power & lighting connected with up & over roller door, block paved patio area for entertaining, rear garden is laid to lawn and enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Council Tax Band (D) £2,468.25p.

NEAREST SCHOOLS

The Beeches CP school & Westbourne Academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act

2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all

purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)		
542 Norwich Road IP20WJH IP1 6JR	Energy rating D	Valid until: 5 May 2036 Certificate number: 5616-4116-4002-0005-9006
Property type	Detached house	
Total floor area	161 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		The graph shows this property's current and potential energy rating.
This property's energy rating is D. It has the potential to be B.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current Potential
92+	A	
81-91	B	
69-80	C	
55-68	D	← 63 D
39-54	E	
21-38	F	
1-20	G	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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