



Old Norwich Road, Ipswich, IP1 6LQ

welcome to

Old Norwich Road, Ipswich

Brockenhurst is a stunning extended semi-rural bungalow surrounded by field views and countryside walks while being conveniently located under 1/2 a mile away from shops, restaurants and amenities and benefits from no onward chain.

Agents Note:

Please note this property has a septic tank.

Entrance Hallway

19' 7" x 3' 1" (5.97m x 0.94m)

Wood effect flooring, radiator and a loft hatch.

Lounge

19' 2" x 12' 4" Max (5.84m x 3.76m Max)

Spacious lounge benefiting from far reaching countryside views via double glazed window to the side aspect and patio doors leading into the conservatory, carpet flooring, radiator, TV point and a Black contemporary electric fireplace.

Conservatory

10' 8" x 10' 5" (3.25m x 3.17m)

Double glazed windows facing the side and rear aspect and sliding doors leading to the garden, carpet flooring, radiator, wall hung lights and patio doors leading to the lounge.

Kitchen

11' 1" x 11' (3.38m x 3.35m)

Eye and base level units in wood with stone effect work tops in Black, stainless steel 1 and a half bowl sink with drainer unit and a chrome mixer tap, tiled splash back, space for a range of appliances, tile effect flooring, double glazed window facing the rear aspect and a door leading into a rear lobby with a storage cupboard and a door leading to the garden.

Cloakroom

4' 8" x 3' 1" (1.42m x 0.94m)

Low level W/C, vanity sink, radiator, wood effect flooring and a double glazed window facing the rear aspect.

Master Bedroom

12' 3" x 12' 3" Max (3.73m x 3.73m Max)

Spacious master bedroom boasting a double glazed bay window to the front aspect, carpet flooring, radiator and ceiling fan.

En-Suite/Utility

15' 4" x 7' 4" (4.67m x 2.24m)

Double glazed window to both the front and rear aspect, tiled flooring throughout, radiator, utility space with additional storage and the boiler, en-suite boasts fully tiled walls, Low level W/C, pedestal wash hand basin, corner bath with shower attachment, double shower with glass enclosure.

Bedroom 2

11' 8" x 11' 1" (3.56m x 3.38m)

Double glazed window facing the front aspect, carpet flooring and a radiator.

Outside:

Front Garden

Driveway providing off street parking and a double cast iron gate leading to the garage via the side driveway with a further gate leading into the rear garden.

To the front of the property there is a hedged border, stoned area and path to the front door.

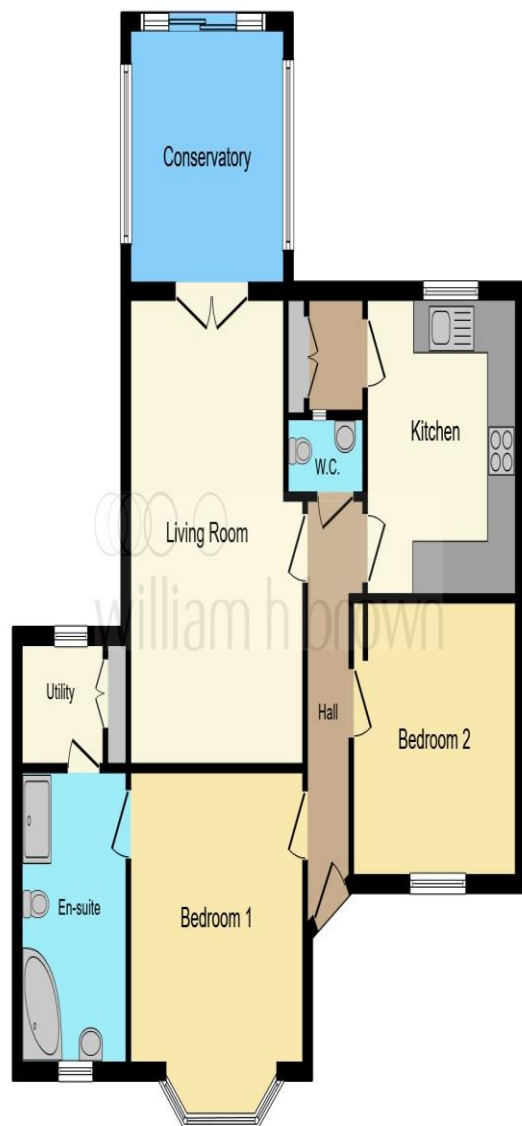
Garage

Up and over door and a door to the side garden, window to the side and power/light.

Rear Garden

Expansive rear garden boasting countryside/field views to both sides and to the rear.

This garden has been well kept and benefits from a raised block paved seating area with curved borders and ample seating options, large lawned area with flower beds and fruit trees, green house, shed, outside tap and lights and to the rear there are dis-used dog kennels and a large workshop to the rear.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Old Norwich Road,
Ipswich

- 2 Double bedroom detached bungalow
- Field views
- Garage and off street parking
- Generous plot and a flat/well landscaped rear garden
- En-suite/utility room and a separate cloakroom

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£385,000



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Property Ref:
IPS120601 - 0007

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