

for sale

guide price **£270,000** Freehold



## Hill Cottage Old Norwich Road IPSWICH IP1 6LJ

Nestled within a picturesque countryside setting, this delightful two-bedroom cottage on Old Norwich Road offers a wonderful blend of character and charm. Occupying a desirable corner plot, the property benefits from a spacious kitchen/diner, generous bedrooms, a detached garage & off road parking.

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# Property Details

## Lounge/Diner

A beautifully presented open-plan lounge/diner featuring dual aspect double glazed windows to the front, a door opening to the side garden, original floorboards, two radiators, t/v point and a characterful open fireplace with tiled detailing.

doors.

## Kitchen/Diner

A spacious kitchen/diner fitted with a range of white eye and base level units with wood-effect work surfaces. The kitchen includes a stainless steel one and a half bowl sink with drainer and chrome mixer tap, space for a fridge freezer and washing machine, integrated dishwasher and cooker with fitted extractor hood. The kitchen further benefits from tiled splash backs, two storage cupboards, double glazed windows to the rear and side and a door leading out to the rear garden.

## Ground Floor Bathroom

Comprising a low-level w/c, pedestal wash hand basin and bath with overhead shower and glass screen. The bathroom is fully tiled throughout and further benefits from spot lighting, a chrome heated towel rail, extractor fan and a double glazed side window.

## First Floor Landing

With carpeted flooring, radiator and a double glazed window overlooking the rear aspect.

## Master Bedroom

A generous double bedroom featuring a double glazed window to the front, carpeted flooring, radiator and loft access.

## Bedroom Two

A second spacious double bedroom offering a double glazed window to the side with panoramic field views, carpeted flooring and radiator.

## Outside

The property occupies a generous corner plot with fenced boundaries, a block-paved driveway, and extensive lawned areas to both the side and rear. Additional features include patio seating areas, a decked entertaining space, mature hedging and trees, a summerhouse, detached garage, and a fully enclosed border.

## Garage

Detached garage benefiting from power supply and barn style





Total floor area 94.4 m<sup>2</sup> (1,016 sq. ft.) approx  
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**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

Property Ref: ICH312197 - 0008

Tenure: Freehold EPC Rating: E

Council Tax Band: C

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