



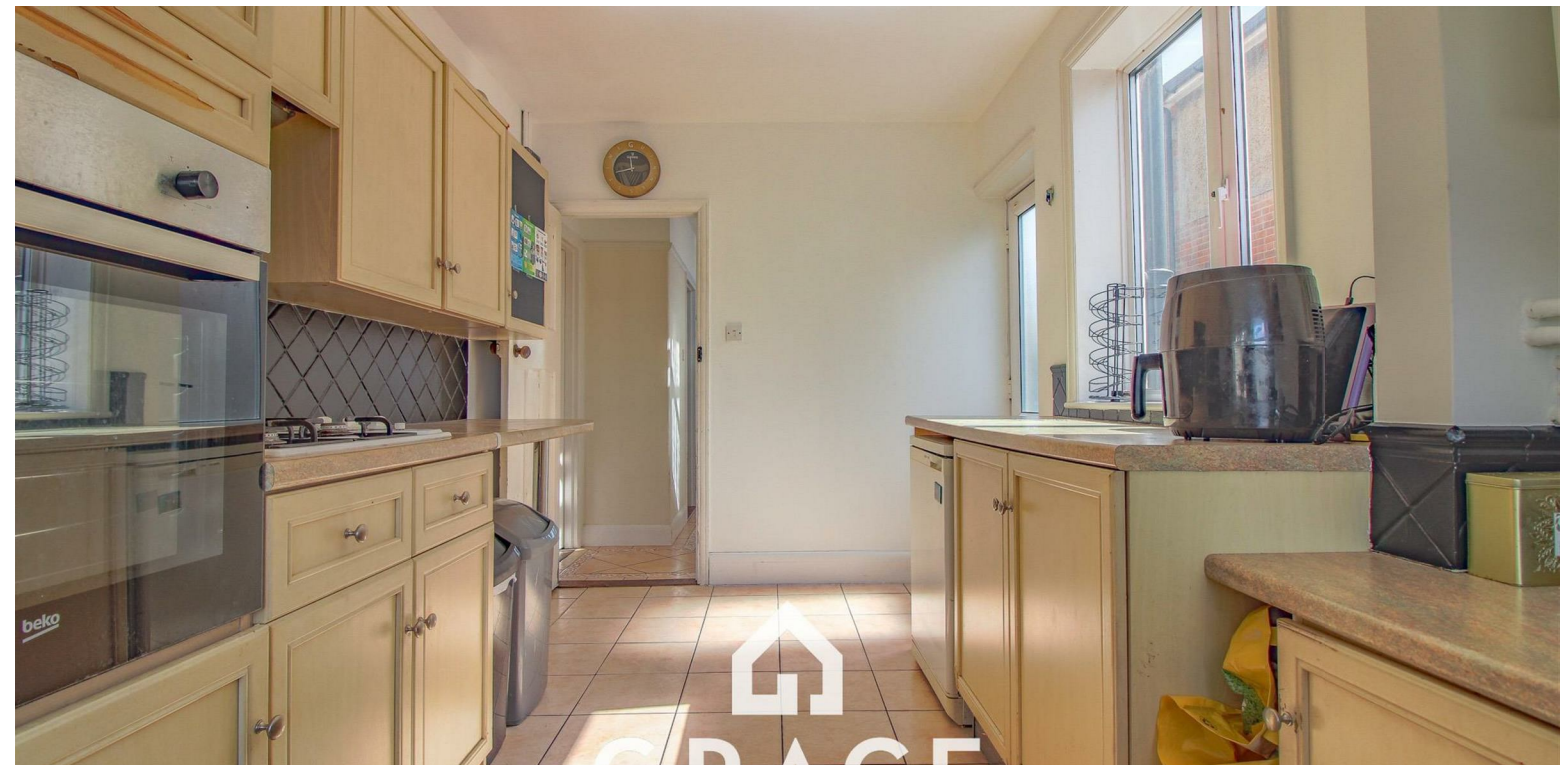
- **Three Bedroom Semi-Detached Home**
- **Large Rear Garden Featuring a Stunning Ornamental Pond**
- **Off Road Parking for Several Cars**
 - **Two Reception Rooms**
 - **Conservatory/Garden Room**
 - **Well Proportioned Bedrooms**
- **Bathroom with Separate Shower Cubicle**
- **Significant Outdoor Storage**

Located along Norwich Road in Ipswich, this delightful three-bedroom semi-detached house, built in 1930, offers a perfect blend of character and modern living. Spanning an impressive 764 square feet, this property is ideal for families or those seeking a comfortable home.

Upon entering, you will find a separate living room and dining room, providing ample space for relaxation and entertaining. The kitchen is well-equipped with functional workspaces and a breakfast bar, making it a wonderful spot for morning coffee overlooking the garden. The three well-proportioned bedrooms ensure that everyone has their own space, whether for rest or study.

One of the standout features of this property is the generously sized outdoor space, which is beautifully complemented by an attractive feature pond, creating a serene environment for outdoor enjoyment. Additionally, the property boasts three large sheds, all equipped with power and lighting, offering versatile storage solutions or potential workshop space.

Off-road parking is available for several cars, adding to the convenience of this lovely home. With its blend of practicality and charm, this property on Norwich Road is a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this house your home.







Entrance Hall

Half glazed composite front door with half glazed side panels, tiled flooring, radiator, understairs storage cupboard with window, banister rail leading up to upstairs accommodation.

Lounge

11'10" x 15'3" (3.63m x 4.65m)

Double glazed bay window to front aspect, radiator, working fireplace, wooden flooring.

Kitchen

15'8" x 8'4" (4.80m x 2.56m)

Range of base and wall units, double glazed window to side aspect, double glazed door to side aspect, integrated oven, hob, double glazed window to rear aspect, breakfast bar, tiled flooring.

Dining room

12'6" x 9'11" (3.82m x 3.04m)

Radiator, decorative fireplace, tiled flooring, door to:-

Conservatory

6'4" x 7'8" (1.95m x 2.36m)

Tiled flooring, patio door to rear aspect

Landing

Loft access with fitted loft ladder, doors to:-

Master Bedroom

13'6" x 10'0" (4.14m x 3.06m)

Double glazed window to front aspect, built in wardrobe, radiator, decorative fireplace.

Bedroom Two

9'11" x 12'6" (3.03m x 3.83m)

Double glazed window to rear aspect, radiator, decorative fireplace.

Bedroom Three

9'4" x 8'0" (2.87m x 2.44m)

Double glazed window to front aspect, radiator.

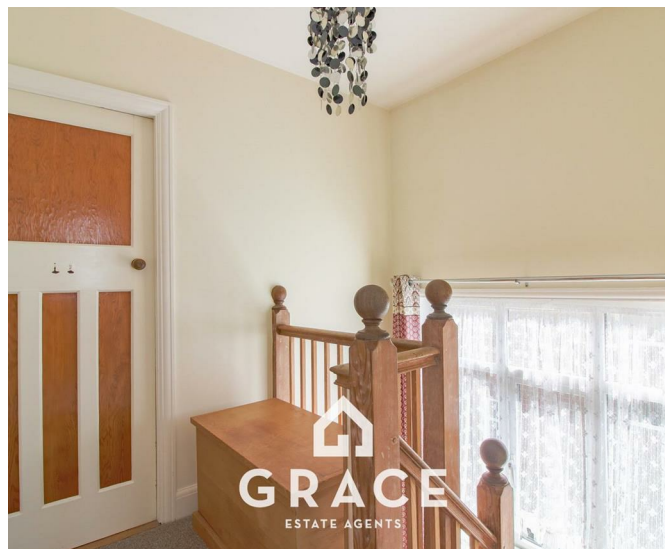
Bathroom

7'11" x 9'2" (2.43m x 2.81m)

Built in shower cubicle, double glazed window to rear aspect and side, bath, low level WC, hand washbasin.

Rear Garden

Patio leading down to lawn, feature pond, mature shrubs and plants, three stable style sheds at rear with power and lighting.









GRACE

ESTATE AGENTS

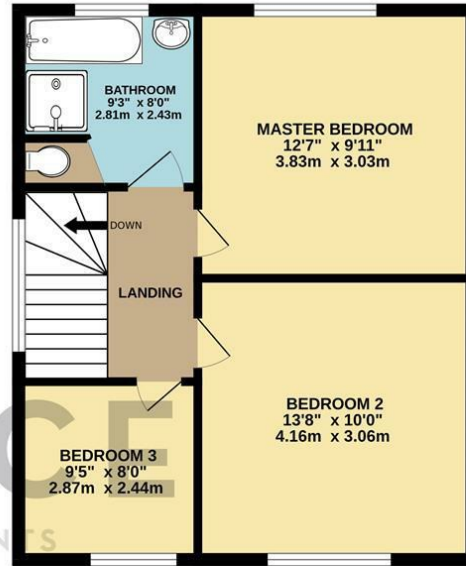
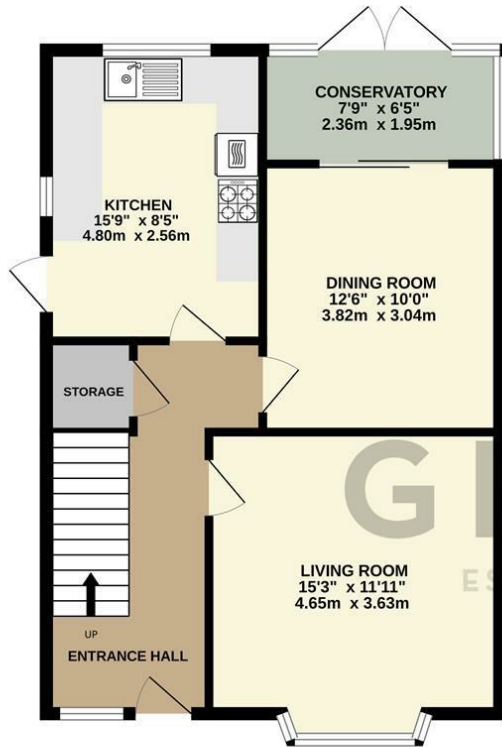


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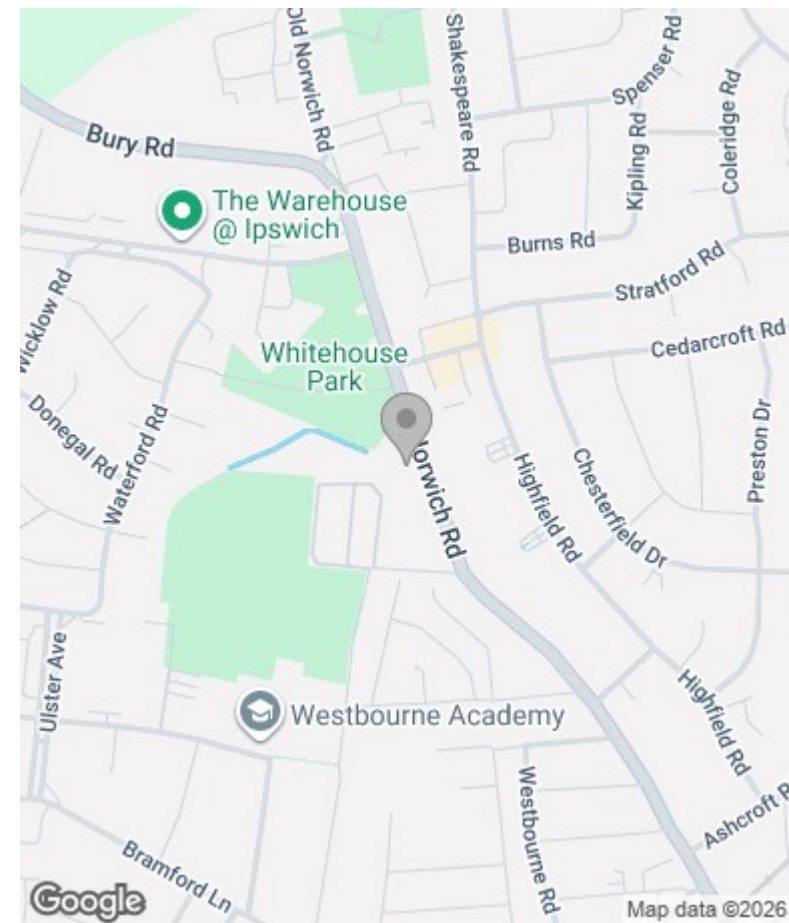
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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