

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Norbury Road

North Ipswich - Northgate School Catchment, IP4 4RQ

Offers in excess of £350,000

3 1 2 D



Norbury Road

North Ipswich - Northgate School Catchment, IP4 4RQ

Offers in excess of £350,000



Norbury Road

POPULAR NORTH / EAST IPSWICH LOCATION - WALKING DISTANCE TO MULTIPLE SHOPS & AMENITIES - NORTHGATE HIGH SCHOOL CATCHMENT - CLOSE TO IPSWICH HOSPITAL - THREE BEDROOMS - CHARACTER FEATURES

*** Foxhall Estate Agents*** are delighted to offer for sale this three bedroom semi-detached house situated on the ever popular East side of Ipswich. The property is located within the highly regarded Northgate High catchment area (subject to availability) and is within walking distance of multiple shops, amenities and Ipswich Hospital.

The house itself comprises of a porch, entrance hallway, bay fronted lounge, dining room and extended kitchen downstairs. Upstairs there is a landing, three bedrooms, family bathroom and W.C. The front of the property is block paved providing off road parking and the rear garden is a good size, mainly laid to lawn with multiple seating areas and a variety of mature trees, shrubs and flowerbeds.

The town of Ipswich offers a range of amenities including schools, university, independent and high street shops, hospital, theatres and cinemas, vast selection of restaurants & bars, beautiful parks such as the historic Christchurch Park and the popular Orwell Country Park as well as many more recreational and educational facilities.

The town centre houses the mainline railway station which provides direct links to London Liverpool Street (1 hour and ten minutes) and where you can also find the beautiful Ipswich Marina which has undergone

extensive redevelopment over the years to create a wonderful vibrant waterfront which is lined with restaurants, cafes, galleries and shops.

Front Garden

Enclosed to half height fencing, the front garden is laid to block paving providing off-road parking. There is gated side access to the rear of the property and a front aspect door into the entrance hallway.

Entrance Hallway

Doors to the lounge, dining room and kitchen, understairs storage cupboard, stairs to the first floor, radiator and wooden flooring.

Lounge

12'5" x 12'0" (3.80 x 3.66)

Front aspect double glazed bay window, fireplace, radiator and wooden flooring.

Dining Room

12'0" x 10'5" (3.67 x 3.18)

Rear aspect double glazed French doors to the garden with built-in shutters, feature fireplace, radiator and wooden flooring.

Kitchen

14'11" x 8'1" (4.55m x 2.46m)

Base and eye-level units with square edge worktops and tiled splash-back, space for a Rangemaster cooker with extractor over, space for American style fridge freezer, space for a washing machine, integrated sink with drainer, rear aspect double glazed window, side aspect frosted double glazed window, side aspect UPVC door going into the garden and wooden flooring.

Landing

Doors to all bedrooms, bathroom and W.C., side aspect frosted stained glass window and wood flooring.

Bedroom One

13'5" x 11'5" (4.09 x 3.50)

Front aspect double glazed bay window, feature fireplace, radiator and wooden flooring.

Bedroom Two

12'0" x 9'5" (3.68 x 2.89)

Rear aspect double glazed window, airing cupboard, feature fireplace, radiator and wooden flooring.

Bedroom Three

8'0" x 7'0" (2.44 x 2.14)

Front aspect double glazed window, radiator and carpeted flooring.

Bathroom

7'11" x 5'11" (2.41m x 1.80m)

P-shaped panel bath with stainless steel mixer tap, riser and handheld shower attachment, hand wash basin into vanity unit, stainless steel towel rail, rear aspect frosted double glazed window, half tiled walls and tiled flooring.

Separate W.C.

4'7" x 2'9" (1.40 x 0.86)

Low-flush W.C., half tiled walls, side aspect frosted double glazed window and tiled flooring.

Rear Garden

Enclosed to panel fencing the rear garden is mainly laid to lawn with a block paved patio area, wooden storage

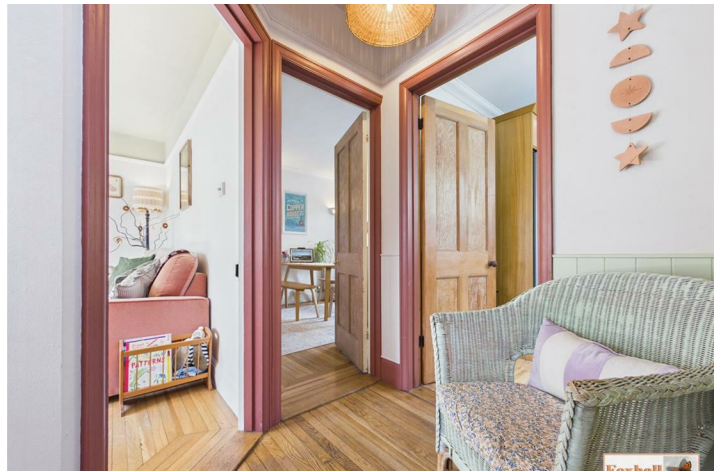
shed, variety of mature trees, shrubs and flowerbeds and gated side access to the front of the property.

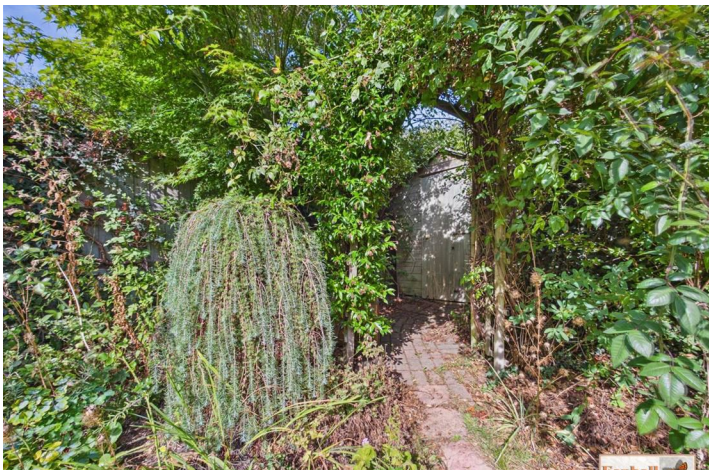
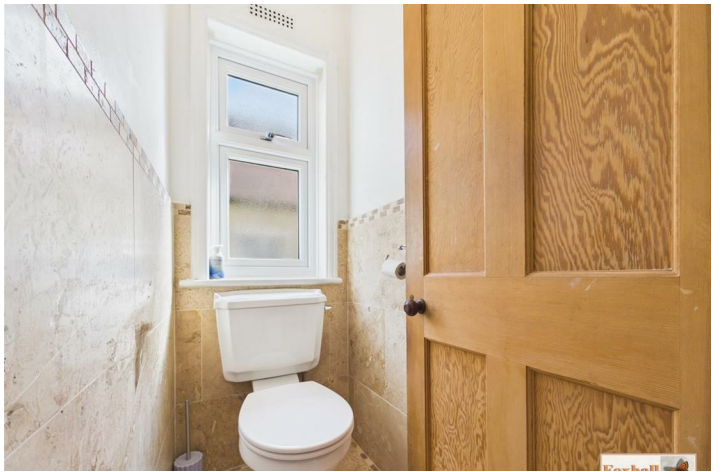
Agents Notes

Tenure - Freehold

Council Tax Band - C







Road Map



Hybrid Map



Terrain Map



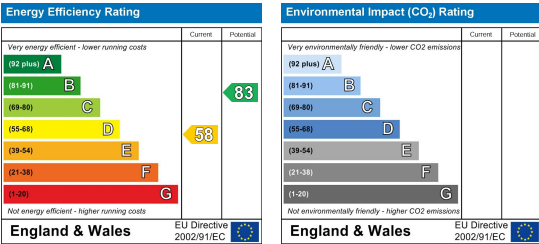
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.