



**Norwich Road, Ipswich, IP1 4BS**

**welcome to**

## **Norwich Road, Ipswich**

This well-presented, semi-detached house would make the perfect family home, with four double bedrooms, a modern kitchen, a spacious basement, ample off street parking, a large workshop with power and a cabin in the fully landscaped, walled rear garden.

### **Entrance Hall**

Wood effect flooring and one radiator.

### **Lounge**

Cosy lounge, decorated tastefully with a double glazed window to the front, wood effect flooring, one radiator, an original fireplace with original tiled detailing, tiled base and a fitted mantelpiece in white.

### **Dining Room**

Double glazed window to the rear, an understairs storage cupboard, wood effect flooring, one radiator and stairs leading to the basement.

### **Kitchen/Snug**

Double glazed windows to the front, rear and side, grey wood effect flooring throughout, a snug area to the front of the room with space for a dining room table and chairs or sofa, a range of eye level units in white and base level units in grey with white Corian worktop surfaces, inset sink plus drainer and chrome mixer tap, integrated oven with induction hob and extractor hood, space for a fridge/freezer, tiled splashback and space for a dishwasher.

### **Utility Room**

Door leading to the rear garden, carpet flooring, double glazed window to the rear and an understairs storage space.

### **First Floor Landing**

Large shoe cupboard, an airing cupboard, carpet flooring and a loft hatch.

### **Master Bedroom**

Double glazed window to the front, one radiator and carpet flooring.

### **Bedroom Two**

Double glazed window to the front, one radiator and carpet flooring.

### **Bedroom Three**

Double glazed window to the rear, one radiator, carpet flooring and a built in wardrobe.

### **Bathroom**

Double glazed window to the rear, bath with chrome mixer tap and shower attachment, corner shower with glass enclosure, pedestal wash hand basin, part tiled walls, tiled flooring and a chrome heated towel rail,

### **Cloakroom**

Double glazed window to the side, low level WC, part tiled walls, one radiator and tiled flooring.

### **Basement**

Currently used as an additional bedroom and lounge with front access leading to the front garden, en suite, bedroom and a boot room with a large cupboard and a door leading to the garden.

### **Basement Lounge**

Two internal double glazed windows to the rear, a door leading to the boot room, a door to the bedroom, an opening to the utility, grey wood effect flooring and one radiator.

### **Basement Boot Room**

Two internal double glazed windows to the lounge, a door to the lounge, double doors to the rear garden and a staircase.

### **Basement Utility**

Eye and base level units in white with marble effect worktop surfaces, stainless steel sink plus drainer and chrome mixer tap.

### **Basement Bedroom Four**

Double glazed window to the rear, one radiator, carpet flooring and a door leading to the en suite.

### **Basement En Suite**

Shower with glass enclosure, low level WC, pedestal wash hand basin, part tiled, Victorian tiled effect flooring, extractor fan and shaver point.

### **Outside:**

#### **Front Garden**

Block paved driveway with parking for two plus vehicles.

#### **Rear Garden**

Fully enclosed, walled rear garden with a rear gate, a large lawned area, a patio seating area, a raised decking area to the rear leading to the cabin, trellis, plants and flowers,

#### **Cabin**

French doors to entry, cladded flooring, power and a door to the rear.

#### **Workshop**

This workshop is located under the main house and benefits from exposed brickwork, a door to the rear, double glazed window to the front, power and light.



**Lower Ground Floor**

**Ground Floor**

**First Floor**

Total floor area 184.5 m<sup>2</sup> (1,986 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Norwich Road,**  
**Ipswich**

- Four double bedrooms
- Ample off street parking
- Fully landscaped walled rear garden
- Spacious basement
- Modern kitchen

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

offers over  
**£300,000**



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