



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 m² (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



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

£290,000



view this property online williamhbrown.co.uk/Property/IPS121586



Property Ref:
IPS121586 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk