Charles Wright
PROPERTIES

Selling Properties the Wright Way

166 Norwich Road

Ipswich, IP1 2PT

Guide price £475,000

5 3 3 E

166 Norwich Road

Ipswich, IP1 2PT

Guide price £475,000

Description
A substantial five/six bedroom family home dating back to 1845 with later additions in the 1900's. This home enjoys an abundance of character with high ceilings, beautiful sash windows, original fireplaces and walled gardens. As you enter the home you are welcomed into an impressive 36 ft. entrance hall with doors to the ground floor rooms and stair flights leading to the lower ground floor and first floor accommodation. There are two good sized reception rooms, a utility, cloakroom and modern kitchen/breakfast room on this floor complimented by four generous bedrooms, a wet room and separate cloakroom upstairs. The basement level offers a versatile living space that can be incorporated within the main home or used as separate annex space with independent access. There is a kitchenette, sitting room, bedroom and shower room.

Entrance hall
36' x 5'01 (10.97m x 1.55m)
Original door to front, radiator, doors to accommodation, stair flights to first and lower ground floor, under stair storage.

Sitting room
15'08 x 12'04 (4.78m x 3.76m)
Sash window to front, radiator and feature fireplace.

Dining room
15'10 x 11'01 (4.83m x 3.38m)
Sash window to rear, radiator and feature fireplace.

Utility room
6'02 x 5'03 (1.88m x 1.60m)
Single glazed window to side, plumbing for washing machine and central heating boiler.

Cloakroom
4'11 x 3'08 (1.50m x 1.12m)
Single glazed window to side, wc, wash basin and radiator.

Kitchen/breakfast room
18'00 x 9'00 (5.49m x 2.74m)
Sash windows to side and rear, radiator, cream shaker units with worktops above, breakfast bar with space under for stools, integrated oven, integrated hob, space for under counter fridge and freezer.

First floor landing
Radiator, doors to first floor rooms and feature roof light.

Bedroom one
16'11 x 10'10 (5.16m x 3.30m)
Sash window to front, radiator and two built in storage cupboards.

Bedroom two
12'05 x 10' (3.78m x 3.05m)
Sash window to rear, radiator and built in wardrobes.

Bedroom three
12'00 x 9'02 (3.66m x 2.79m)
Sash window to rear and radiator.

Bedroom four
12'05 x 6'01 (3.78m x 1.85m)
Single glazed window to side and radiator.

Wet room
11'01 x 5'05' (3.38m x 1.65m')
Single glazed window to side, radiator, walk in wet room, wash basin and airing cupboard.

Cloakroom
5'05 x 3'08' (1.65m x 1.12m')
Single glazed window to rear, radiator, wc and wash basin.

Lower ground floor hall
Doors to accommodation, radiator and opening onto the kitchenette.

Kitchenette
Eye level and base units with work tops above, integrated oven and gas hob, extractor above and space for a fridge. Door to side.

Bedroom
15'10 x 8'06 (4.83m x 2.59m)
Single glazed window to rear, feature fireplace and radiator.

Office
14'08 x 4'10 (4.47m x 1.47m)
Radiator and internal single glazed window.

Reception room
16'06 x 11'00 (5.03m x 3.35m)
Door to front, radiator and feature fireplace.

Shower room
10'02 x 5'05 (3.10m x 1.65m)
This room is currently being updated but we understand this will be fitted with a shower cubicle, wc and wash basin.

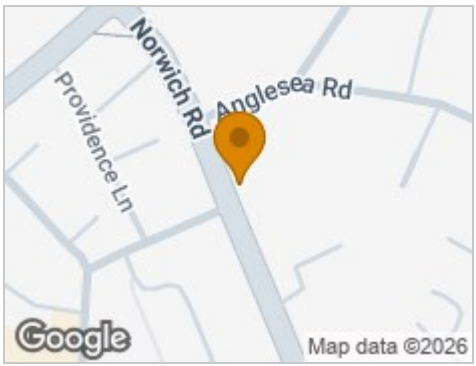
Outside and gardens
There is a driveway providing off road parking for ample vehicles accessed via a shared entrance with secure iron gates. Raised flower beds give a burst of colour to the front and there are steps leading up to the front door. The established walled rear garden is mainly laid to lawn with a raised decking area under a pergola to the immediate rear of the house providing an ideal space for entertaining.

Services
We understand that mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold
EPC rating: TBC
Council tax band: D

Location
Norwich road is situated to the North West of Ipswich providing easy access to local shops, schooling and the Town centre where there is a wide range of shopping and recreational amenities as well as the rejuvenated Water front and Marina. Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street, journey time just over the hour.

Road Map



Hybrid Map

Terrain Map

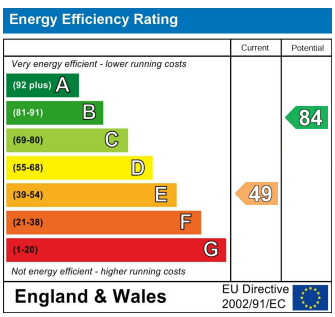
Floor Plan

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk