



**51 Ipswich Road, Norwich**

**£495,000 Freehold**



**websters.**

Rarely available, this detached family home offers a spacious retreat with four double bedrooms, including an ensuite bathroom and a family bathroom for added convenience. The heart of the home lies within the large kitchen/diner, complemented by a lounge and a spacious conservatory, perfect for entertaining guests. Ample off-street parking and a single garage provide added practicality, while the private rear and front gardens offer attractive outdoor spaces to enjoy. Tucked away in a secluded location, this property also offers easy access to public transport, schools, and amenities, making it a well-rounded family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Rarely Available Detached Family Home
- Four Double Bedrooms
- Ensuite Bathroom And Family Bathroom
- Large Kitchen / Diner
- Lounge And Spacious Conservatory
- Ample Off Street Parking And Single Garage
- Private Rear And Front Gardens
- Secluded Location And Easy Access To Public Transport, Schools And Amenities



### **Porch**

Part obscure uPVC double glazed front door with obscure side window, tiled flooring. fitted storage and glass French double doors leading to:

### **Entrance Hall**

LVT flooring, doors to cloakroom, lounge and kitchen / diner, carpeted stairs to the first floor, under stairs storage cupboard, radiator, coving.

### **Cloakroom**

Low set WC, hand wash basin set to vanity, part tiled walls, extractor fan, radiator, coving and tiled flooring.

### **Lounge**

19' 8" x 11' 5" (5.99m x 3.49m)

Wall mounted electric coal effect fireplace, solid wooden flooring, uPVC double glazed sliding door to the front garden, radiator and uPVC double glazed sliding doors to:

### **Conservatory**

14' 8" x 11' 4" (4.46m x 3.46m)

UPVC double glazed frame, uPVC double glazed sliding door to the rear garden, electric radiator, radiator, and LVT flooring.

### **Kitchen / Diner**

33' 2" x 9' 11" (10.10m x 3.02m)

Generous open plan space comprising a range of wall and base units with laminate work tops and breakfast bar, free standing electric cooker with extractor hood over, space and plumbing for dish washer and washing machine, tiled flooring, uPVC double glazed window to the rear aspect, part obscure uPVC double glazed door to the side access, two radiators, inset one and half bowl stainless steel sink with mixer tap and drainer, wall mounted gas boiler in cupboard and an integrated fridge and freezer.

### **Landing**

Doors to all bedrooms and bathroom, floor laid to carpet, uPVC double glazed window to the rear aspect, loft hatch with pull down ladder and coving.

### **Bedroom One**

14' 9" x 9' 11" (4.49m x 3.01m)

Large double bedroom with fitted wardrobes, uPVC double glazed window to the front aspect, LVT flooring, radiator and coving. Access to:

### **Ensuite**

6' 1" x 7' 2" (1.85m x 2.19m)

Corner panel bath with shower attachment and tiled backing, low set WC, hand wash basin set to vanity, tiled walls, LVT flooring, obscure uPVC double glazed window to the side aspect, heated towel rail and coving.

### **Bedroom Two**

11' 4" x 8' 11" (3.46m x 2.71m)

Double bedroom with a uPVC double glazed window to the front aspect, LVT flooring, coving and a radiator.

### **Bedroom Three**

8' 2" x 10' 9" (2.48m x 3.28m)

Double bedroom with a fitted wardrobe, uPVC double glazed window to the rear aspect, LVT flooring, radiator and coving.

### **Bedroom Four**

9' 8" x 8' 11" (2.94m x 2.73m)

Double bedroom with a uPVC double glazed window to the front aspect, LVT flooring, radiator, coving and wall mounted storage.

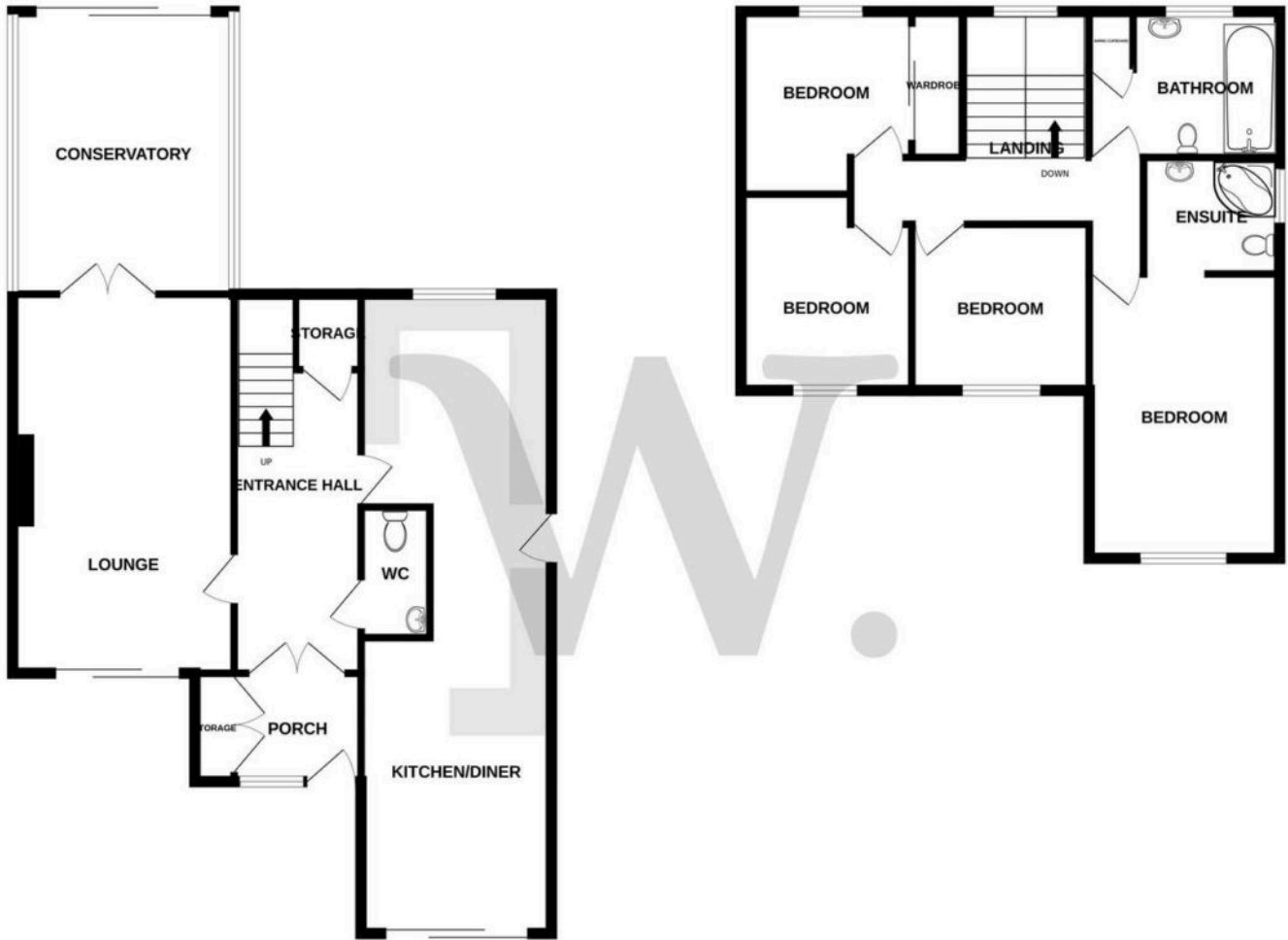
### **Bathroom**

6' 7" x 10' 1" (2.00m x 3.07m)

Panel bath with shower over, tiled backing and glass screen, low set WC, pedestal hand wash basin, tiled walls and flooring, heated towel rail, obscure uPVC double glazed window to the rear aspect, coving and an airing cupboard.

GROUND FLOOR

1ST FLOOR



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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