



32 Ipswich Road, Norwich

£475,000 Freehold

£475,000-£500,000. A three bedroom detached house, set in Eaton Rise, offers two reception rooms, three double bedrooms, kitchen, cloakroom, family bathroom, off street parking and large rear garden.



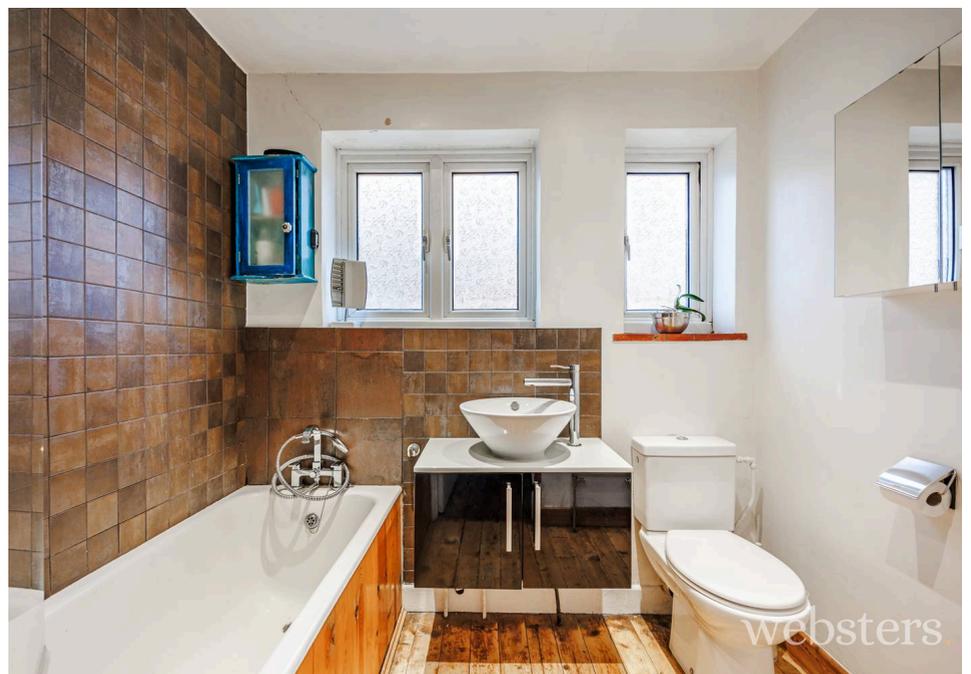
websters.

GUIDE PRICE £475,000 - £500,000. This impressive three bedroom detached house is situated in the highly sought after area of Eaton Rise and offers a wonderful opportunity for family living. The property boasts a light and spacious interior, with two generous reception rooms that provide flexible space for both relaxation and entertaining. The well presented kitchen features ample storage and modern fittings, ideal for every-day family life. Upstairs, three generous bedrooms are accessed from the landing, each offering comfortable accommodation and plenty of natural light. The family bathroom is well appointed, providing a practical and stylish space for all. For those needing to work from home or seeking a versatile additional room, a dedicated home office (or summer house) is included, perfect for remote working or hobbies. Ample off street parking ensures convenience for multiple vehicles.

Council Tax band: D / Tenure: Freehold / EPC Energy Efficiency Rating: C



- Light And Spacious Detached Family Home
- Three Generous Bedrooms Off Landing
- Large Rear Garden
- Highly Sought After Area Of Eaton Rise
- Two Spacious Reception Rooms
- Well Presented Kitchen
- Family Bathroom
- Ample Off Street Parking
- Home Office / Summer House



Entrance Hall

Part obscure double glazed composite front door, obscure double glazed port hole window to the front aspect, stripped wooden flooring, radiator, under stairs storage cupboard, doors to lounge, dining room and kitchen, stairs leading to the first floor.

Dining Room

14' 1" x 8' 11" (4.29m x 2.73m)

UPVC double glazed sliding doors to the rear garden, stripped wooden flooring, radiator, picture rails, access to lounge and high level uPVC double glazed window to the side aspect.

Lounge

10' 0" x 15' 3" (3.04m x 4.66m)

Wood burning stove set to stone hearth, stripped wooden flooring, radiator and uPVC double glazed window to the rear aspect.

Kitchen

13' 7" x 11' 7" (4.14m x 3.54m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker with gas hob and extractor hood over, space and plumbing for slim line dish washer and washing machine, laminate flooring, obscure uPVC double glazed window to the side aspect, further uPVC double glazed window to the other side aspect, large pantry cupboard housing gas boiler, inset one and a half bowl composite sink with mixer tap and drainer, tiled splash back, space for fridge - freezer and access to rear lobby.

Rear Lobby

Obscure uPVC double glazed door to the side access, tiled flooring and door to cloakroom.

Cloakroom

Low set WC, wall mounted hand wash basin, laminate flooring and obscure uPVC double glazed window to the side aspect.

Landing

Doors to three bedrooms and bathroom, stripped wooden flooring, airing cupboard, loft hatch and a uPVC double glazed window to the rear aspect.

Bedroom One

10' 0" x 15' 4" (3.05m x 4.68m)

Double bedroom with fitted wardrobe, uPVC double glazed window to the rear aspect stripped and painted wooden flooring, radiator, picture rails.

Bedroom Two

14' 6" x 9' 0" (4.41m x 2.74m)

Double bedroom with a uPVC double glazed window to the rear aspect, stripped and painted wooden flooring, radiator and picture rails.

Bedroom Three

7' 5" x 10' 11" (2.27m x 3.33m)

Generous bedroom with large fitted wardrobes, uPVC double glazed window to the front aspect, radiator, picture rails and stripped and painted wooden flooring.

Bathroom

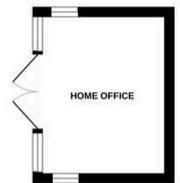
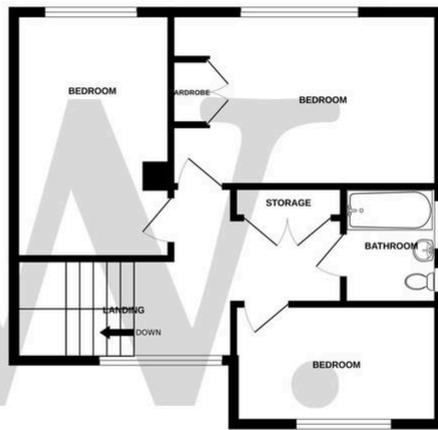
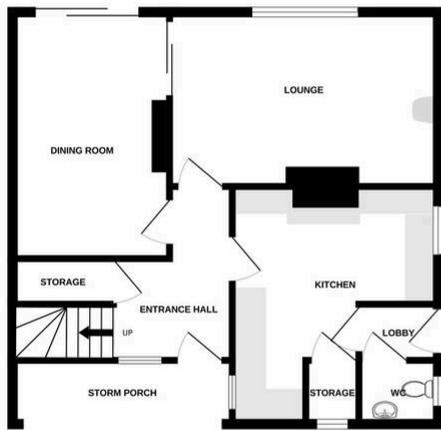
7' 5" x 5' 5" (2.25m x 1.66m)

Panel bath with shower over, tiled backing and glass screen, low set WC, hand wash basin set to vanity with tiled splash back, heated towel rail, stripped wooden flooring and two obscure uPVC double glazed windows to the side aspect.

GROUND FLOOR

1ST FLOOR

HOME OFFICE



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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