



**Old Norwich Road, Ipswich, IP1 6LQ**

**welcome to**

## **Old Norwich Road, Ipswich**

Brockenhurst is a stunning extended semi-rural bungalow surrounded by field views and countryside walks while being conveniently located under 1/2 a mile away from shops, restaurants and amenities and benefits from no onward chain.

### **Agents Note:**

Please note this property has a septic tank.

### **Entrance Hallway**

19' 7" x 3' 1" ( 5.97m x 0.94m )

Wood effect flooring, radiator and a loft hatch.

### **Lounge**

19' 2" x 12' 4" Max ( 5.84m x 3.76m Max )

Spacious lounge benefiting from far reaching countryside views via double glazed window to the side aspect and patio doors leading into the conservatory, carpet flooring, radiator, TV point and a Black contemporary electric fireplace.

### **Conservatory**

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed windows facing the side and rear aspect and sliding doors leading to the garden, carpet flooring, radiator, wall hung lights and patio doors leading to the lounge.

### **Kitchen**

11' 1" x 11' ( 3.38m x 3.35m )

Eye and base level units in wood with stone effect work tops in Black, stainless steel 1 and a half bowl sink with drainer unit and a chrome mixer tap, tiled splash back, space for a range of appliances, tile effect flooring, double glazed window facing the rear aspect and a door leading into a rear lobby with a storage cupboard and a door leading to the garden.

### **Cloakroom**

4' 8" x 3' 1" ( 1.42m x 0.94m )

Low level W/C, vanity sink, radiator, wood effect flooring and a double glazed window facing the rear aspect.

### **Master Bedroom**

12' 3" x 12' 3" Max ( 3.73m x 3.73m Max )

Spacious master bedroom boasting a double glazed bay window to the front aspect, carpet flooring, radiator and ceiling fan.

### **En-Suite/Utility**

15' 4" x 7' 4" ( 4.67m x 2.24m )

Double glazed window to both the front and rear aspect, tiled flooring throughout, radiator, utility space with additional storage and the boiler, en-suite boasts fully tiled walls, Low level W/C, pedestal wash hand basin, corner bath with shower attachment, double shower with glass enclosure.

### **Bedroom 2**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Double glazed window facing the front aspect, carpet flooring and a radiator.

### **Outside:**

#### **Front Garden**

Driveway providing off street parking and a double cast iron gate leading to the garage via the side driveway with a further gate leading into the rear garden.

To the front of the property there is a hedged border, stoned area and path to the front door.

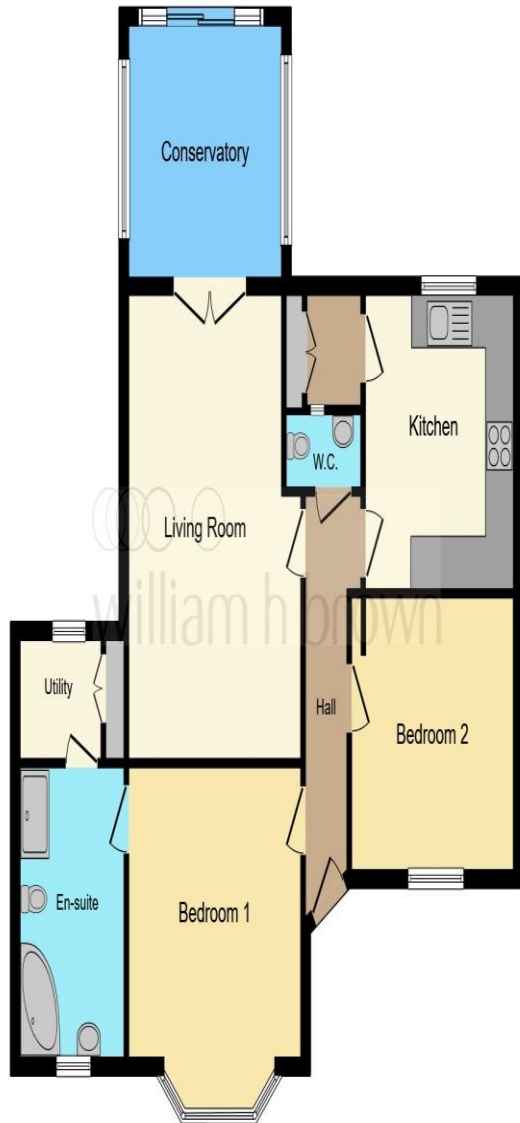
#### **Garage**

Up and over door and a door to the side garden, window to the side and power/light.

#### **Rear Garden**

Expansive rear garden boasting countryside/field views to both sides and to the rear.

This garden has been well kept and benefits from a raised block paved seating area with curved borders and ample seating options, large lawned area with flower beds and fruit trees, green house, shed, outside tap and lights and to the rear there are dis-used dog kennels and a large workshop to the rear.



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.focalagent.com](http://www.focalagent.com)



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

- 2 Double bedroom detached bungalow
- Field views
- Garage and off street parking
- Generous plot and a flat/well landscaped rear garden
- En-suite/utility room and a separate cloakroom

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

**£400,000**



**view this property online** [williamhbrown.co.uk/Property/IPS120601](http://williamhbrown.co.uk/Property/IPS120601)



Property Ref:  
IPS120601 - 0006

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](mailto:ipswich@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)