



2 Bridge House, Norwich Rd,
Stonham Parva IP14 5JX

MaxwellBrown

Independent Property Agents

£295,000 Freehold

Benefitting from no onward chain, this non-estate semi-detached house is situated fronting the A140 & backing onto open farmland. The property provides ideal commuter access to Norwich to the north and the A14 to the south. Accommodation includes entrance hallway, ground floor cloakroom, sitting room, dining room and kitchen/breakfast to the ground floor, with three bedrooms and family bathroom to the first floor. Benefits include a large detached single garage with driveway parking to the front, electric heating, double glazing and gardens. The property requires some modernisation & improvement.



Front door to:

Entrance Hall:

With sealed unit double glazed window to front aspect, staircase to first floor, understairs recess, walk-in cupboard.

Cloakroom:

Fitted with a suite comprising low level flushing WC and wash hand basin, sealed unit double glazed window to front.

Sitting Room:

Sealed unit double glazed window to front, further sealed unit double glazed window to side, storage heater.

Dining Room:

Double glazed sliding patio doors to rear garden, door to kitchen.

Kitchen/Breakfast Room:

With space to site a kitchen table, if a new owner wished, the large dining room could become more flexible and have many alternative uses. Fitted with a range of base and wall units with laminated worktops over, tiled splash backs, inset stainless steel sink unit, space with plumbing for automatic washing machine, built-in electric oven with bottled Calor gas hob, space for upright fridge/freezer, storage heater. Sealed unit double glazed window to rear aspect, door leading to rear garden via the rear porch.

Rear Porch:

With door leading to the rear side of the property and sealed unit double glazed window to rear aspect.

First Floor Landing:

Airing cupboard housing domestic hot water cylinder, sealed unit double glazed window to rear aspect:

Bedroom 1:

Sealed unit double glazed window to front, further sealed unit double glazed window to side, storage heater.

Bedroom 2:

Sealed unit double glazed window to front, storage cupboard.

Bedroom 3:

Sealed unit double glazed window to rear providing views across farmland, recessed display shelving, further recess.

Bathroom:

Fitted with a coloured suite comprising panelled bath with electric shower over, low level flushing WC and vanity wash hand basin. Sealed unit double glazed window to rear, wall mounted convector heater.

Outside:

The gravel driveway to the side of the property leads to a detached single garage/workshop with up and over door (vendor has reported not working) window and personal door to the rear garden, power and light connected, allowing parking for approximately 3 cars on the driveway. To the front and side of the property there are garden areas laid to lawn and flower beds, with a pond. Side gate access into the enclosed rear garden which has a patio area, lawn, shrubs and flower beds, looking out into farmland and countryside to the rear.

Services:

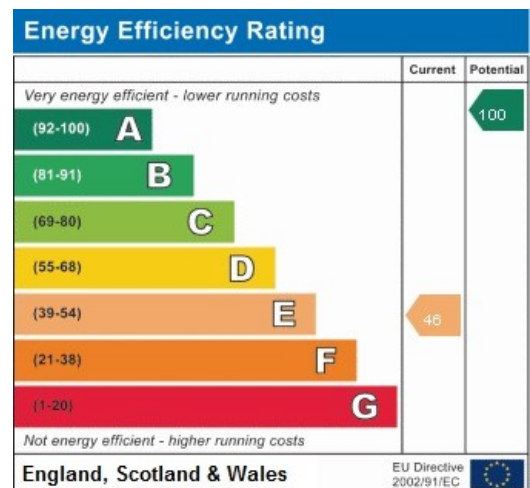
It is understood from the vendors that mains electricity, mains water and drainage services are connected to the property. Bottled Calor Gas is used for the kitchen hob.

Council Tax Band C: payable to Mid Suffolk District Council

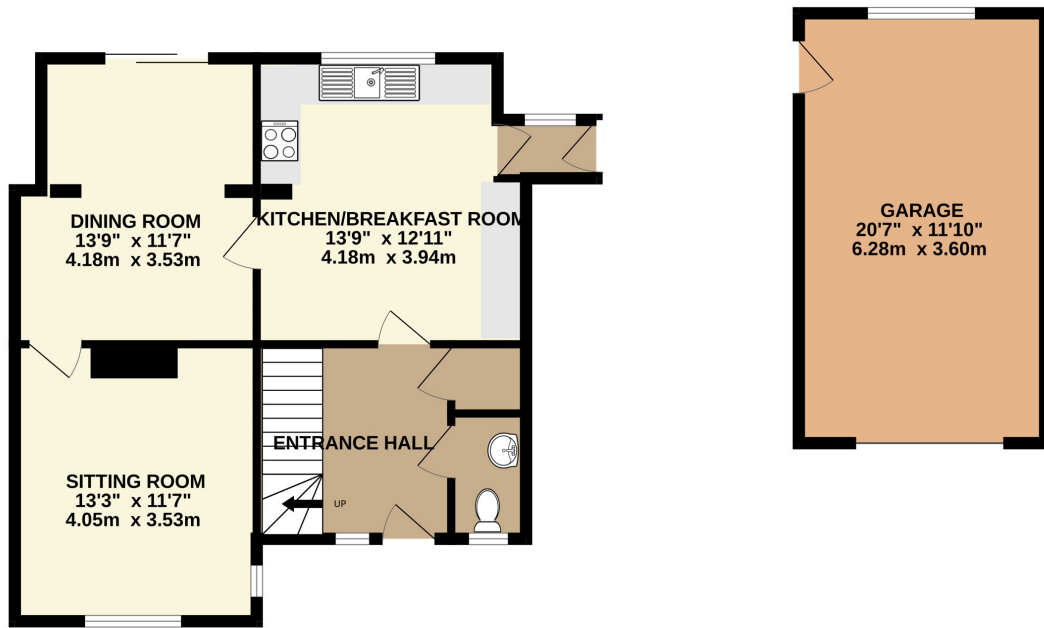
Broadband Speeds according to Ofcom:

Standard download 29 Mbps

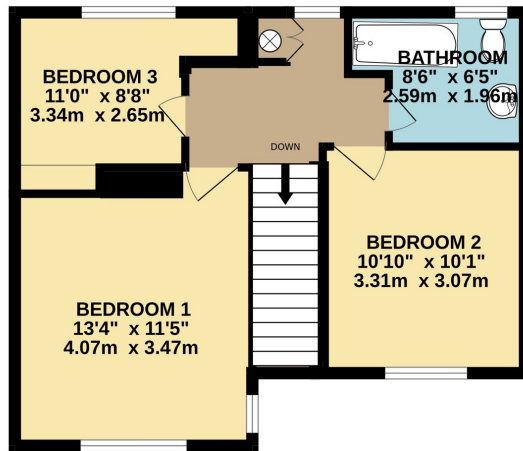
Ultrafast download 1000 Mbps



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.

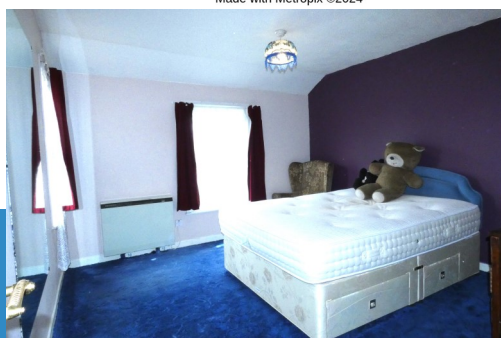
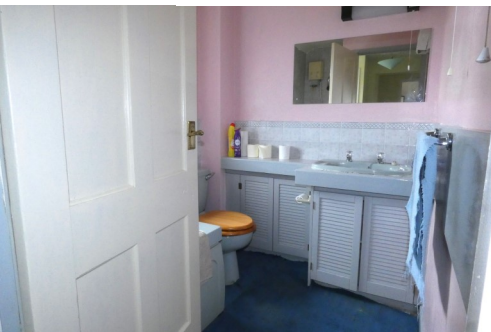


1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy,

