



2 MATILDA GROOME ROAD

FROST & PARTNERS



# 2 MATILDA GROOME ROAD

IPSWICH | SUFFOLK | IP7 6FB



An immaculate and spacious four/five bedroom detached house with detached single garage, detached annexe, ample off road parking and beautifully presented gardens. All situated within this popular development close to the town centre.

As you enter the property, there is a hallway with a staircase rising to the first floor, under stairs storage cupboard and doors to the kitchen/dining room, cloakroom and sitting room, which has a window to the front, electric flame effect fireplace and French doors to the rear overlooking and leading out to the gardens.

The kitchen has a window to the rear overlooking the gardens, a glazed door overlooking and leading out to the same and comprises a sink unit inset into worksurfaces with cupboards and drawers below, matching wall mounted cupboards; one housing the gas fired boiler, range of high quality integrated appliances including; oven, ceramic hob with extractor above, dishwasher, fridge/freezer, space and plumbing for washing machine and dining area, which has a window to the front.

On the first floor, there is a landing with access to the roof space and doors to the bedrooms and family bathroom. Bedroom 1 has a window to the rear overlooking the garden, built-in wardrobes and an en-suite shower room.

Bedroom 3 also has a window to the rear overlooking the gardens and bedrooms 2 and 4 both have a window to the front. The family bathroom has a window to the front and a modern white suite comprising wc, wash basin and bath with shower over.





Outside, to the front, there is a paved driveway providing off road parking for several vehicles and leading to a detached single garage. The rear gardens are laid mainly to lawn with flower and shrub borders and a paved seating area. All bounded by a mixture of brick walling and fencing, with a side access gate.

The annexe features a bedroom with kitchenette and a modern shower room with access gained through the rear garden.

Offers Over - £450,000

### Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D



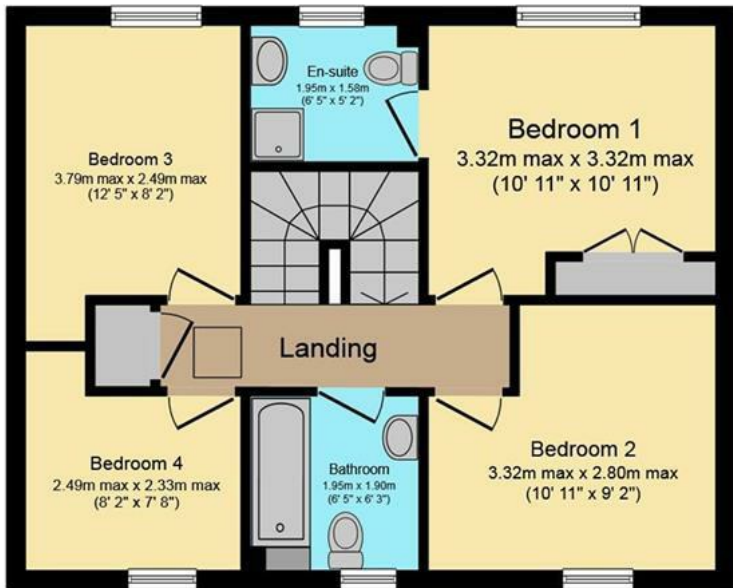




**Ground Floor**



**Annex**



**First Floor**



# FROST & PARTNERS

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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	