



**Salehurst Road, Ipswich IP3 8RY**

**welcome to**

**Salehurst Road, Ipswich**

**\*\*STUNNING FOUR BEDROOM DETACHED HOUSE \*\*THREE RECEPTION ROOMS \*\*UTILITY ROOM \*\*CLOAKROOM \*\*EN-SUITE \*\*LARGE REAR GARDEN \*\*19 ft SHED \*\*BROKE HALL LOCATION \*\*OFF ROAD PARKING FOR AT LEAST FIVE CARS \*\*VIEWINGS HIGHLY RECOMMENDED\*\***



## Entrance Door Into-

### Hallway

Stairs to first floor and tiled flooring.

### Dining Room

15' 6" x 7' 9" (4.72m x 2.36m)

Double glazed window to the front. Built in cupboard housing wall mounted boiler. Laminate flooring and inset spot lighting.

### Lounge

25' x 11' 1" (7.62m x 3.38m)

Double glazed window to the front and French doors to the rear. Featured wood burner along with tiled flooring and inset lighting.

### Conservatory

11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed surround and French doors to the rear. Karndean flooring.

### Kitchen

16' 1" x 9' 3" (4.90m x 2.82m)

One and a quarter sink unit with mixer tap over. Adjoining granite work surfaces with under cupboards and drawers and matching base and display units. Built in induction hob with extractor hood and light over, along with double electric built in ovens. Space for fridge freezer and dishwasher. Additional granite breakfast bar with seating. Tiled flooring, inset lighting with double glazed window to the rear and door into-

### Utility Room

9' 1" x 7' 1" (2.77m x 2.16m)

One and a quarter sink unit with mixer tap over. Adjoining work surface with under space for washing machine and tumble dryer. Wall mounted units, tiled flooring and inset lighting. Double glazed doors to both front and rear.

### Cloakroom

Two piece suite comprising of low level W/C and vanity wash hand basin with under cupboard. Wall

mounted touch screen vanity mirror, tiled flooring and obscured double glazed window to the side.

## First Floor

### Landing

### Master Bedroom

14' Max x 11' 11" (4.27m Max x 3.63m)

Double glazed window to the front.

### En- Suite

Three piece suite comprising of separate shower cubical, low level W/C and vanity wash hand basin with under cupboard. Half tiled walls and tiled flooring, with inset lighting.

### Bedroom Two

12' 2" x 11' (3.71m x 3.35m)

Double glazed window to the rear. Built in cupboard and featured wash hand basin.

### Bedroom Three

12' 3" x 7' 7" (3.73m x 2.31m)

Double glazed window to the rear and built in wardrobe.

### Bedroom Four

8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed window to the front.

### Family Bathroom

Three piece suite comprising of enclosed bath with shower over, low level W/C and pedestal wash hand basin. Half tiled walls with tiled flooring. Under floor heating and obscured double glazed window to the side.

## Outside

### Front Garden

Open plan, with brick paved driveway allowing off road parking for at least five cars. Featured grass area with front gate leading into-

## Rear Garden

Enclosed by panel fencing (right hand side newly fitted) mainly laid to lawn with paved patio area. Flower and shrub borders and trees. Pathway to back of garden leading to-

## Shed

19' 6" x 11' 5" (5.94m x 3.48m)

Power and light.

## Agents Note

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a relative of a staff member of the Connells Group.



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## **Salehurst Road, Ipswich**

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Utility Room
- Cloakroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£530,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103061 - 0008

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