

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 boarders 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.





# welcome to

# Salehurst Road, Ipswich

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

Tenure: Freehold EPC Rating: D

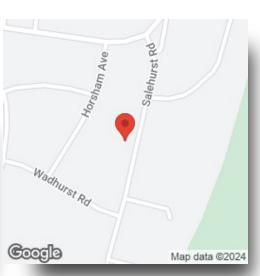
offers in excess of

£530,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/IPW103061



Property Ref: IPW103061 - 0008 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.

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01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk, IP4 50N



williamhbrown.co.uk