



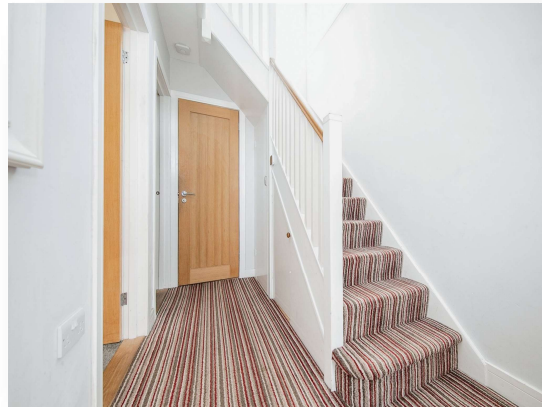
**Heath Road, Ipswich IP4 5SR**



**welcome to**

**Heath Road, Ipswich**

EXTENDED FAMILY HOME \*\*THREE BEDROOMS \*\*TWO RECEPTION AREAS \*\*19 X 16ft KITCHEN EXTENSION \*\*DOWNSTAIRS SHOWER ROOM  
\*\*UPSTAIRS BATHROOM \*\*UTILITY AREA \*\*OFF ROAD PARKING \*\*ENCLOSED REAR GARDEN WITH LODGE \*\*NO ONWARD CHAIN\*\*



## **Entrance Door Into-**

### **Hallway**

Stairs to first floor. Understairs cupboards including wall mounted boiler.

### **Shower Room**

Three-piece suite comprising of shower cubical, wall mounted wash hand basin and low-level W/C. Half tiled,

### **Living Room**

12' 11" Into Bay x 11' 11" Max (3.94m Into Bay x 3.63m Max)

Double glazed bay window to the front and space for wood burner.

### **Sitting Room**

10' 11" x 10' 3" Max (3.33m x 3.12m Max)

Wood flooring. Through to-

### **Kitchen/ Diner**

19' 2" x 16' 5" (5.84m x 5.00m )

One and a quarter sink unit with mixer tap over. Adjoining woodwork surface with under cupboards and drawers and matching base units. Built in double electric oven, integral dish washer and space for fridge/ freezer. Separate island with wooden top and built in gas hob with extractor hood and light over. Inset lighting with double glazed windows to the side and rear. Wood flooring and door to rear.

### **Utility**

Square sink unit with tap and adjoining work surface. Wall mounted cupboard, space for washing machine and door to the side,

### **Landing**

Obscured double glazed window to the side and access to the loft.

### **Bedroom One**

13' 1" Into Bay x 10' 5" Max (3.99m Into Bay x 3.17m Max)

Double glazed bay window to the front.

### **Bedroom Two**

11' 1" x 10' 4" Max (3.38m x 3.15m Max)

Double glazed window to the rear.

### **Bedroom Three**

8' x 7' 6" (2.44m x 2.29m)

Double glazed window to the front.

### **Bathroom**

Four-piece suite comprising of enclosed bath with shower attachment over, separate shower cubical, pedestal wash hand basin and low-level W/C. Half tiled and obscured double-glazed window to the side.

### **Outside**

#### **Front Garden**

Paved to allow off road parking.

#### **Rear Garden**

Enclosed with raised decking. Lawn area and shrub borders.

Lodge to remain with power and light and storage area.



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## **Heath Road, Ipswich**

- East Ipswich
- Extended Semi-Detached House
- Two Reception Areas
- Downstairs Shower Room
- Utility Area

Tenure: Freehold EPC Rating: D

# £390,000



Please note the marker reflects the postcode not the actual property

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