

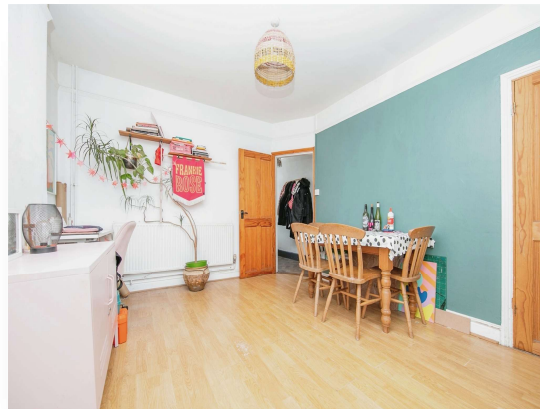


**Hutland Road, Ipswich IP4 4HQ**

**welcome to**

**Hutland Road, Ipswich**

**\*\*FOUR BEDROOM SEMI DETACHED HOME \*\*SITUATED IN NORTH EAST IPSWICH\*\* \*\*TWO RECEPTION ROOMS\*\* \*\*FAMILY BATHROOM\*\*  
**\*\*GREAT FAMILY HOME\*\* \*\*PLEASANT GARDEN\*\* \*\*WITHIN REACH OF LOCAL SCHOOLS\*\*****



### **Entrance Door Into-**

### **Hallway**

Entrance door to front. Stairs leading to first floor. Radiator. Doors to Living Room and Dining Room:

### **Living Room**

12' 7" x 10' 3" ( 3.84m x 3.12m )  
Double glazed window to front. Radiator.

### **Dining Room**

12' 5" x 11' 1" ( 3.78m x 3.38m )  
Double glazed door to rear leading to the garden. Under stairs storage cupboard. Radiator.

### **Kitchen**

9' 4" x 8' 2" ( 2.84m x 2.49m )  
Double glazed window to side. Range of eye and base level units with cupboards and drawers. Sink and drainer unit with mixer tap. Tiling to splashbacks. Space for fridge freezer, washing machine and oven. Extractor hood. Radiator.

### **Ground Floor Bathroom**

8' 4" x 6' 4" ( 2.54m x 1.93m )  
Double glazed window to side. Suite comprises of panel enclosed bath, low level WC and wash hand basin. Tiling to splashbacks. Extractor fan. Radiator.

### **Landing**

Loft access. Storage cupboard. Coved. Doors to:

### **Bedroom One**

12' 6" x 8' 6" ( 3.81m x 2.59m )  
Double glazed window to front. Radiator.

### **Bedroom Two**

12' x 7' 2" ( 3.66m x 2.18m )

Double glazed window to front. Radiator.

### **Bedroom Three**

9' x 6' 5" ( 2.74m x 1.96m )  
Double glazed window to rear. Radiator.

### **Bedroom Four**

9' 4" x 8' 2" ( 2.84m x 2.49m )  
Double glazed window to rear. Radiator. Door to WC and hand wash basin.

### **Outside**

#### **Front Garden**

Small brick wall to the front with a pathway leading to the front entrance.

#### **Rear Garden**

Two sheds. The established garden is mainly laid to lawn with a patio area. Gate to side providing access to the front of the property.



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welcome to

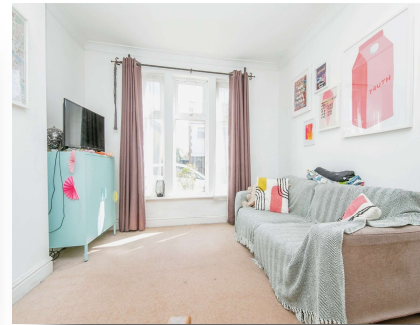
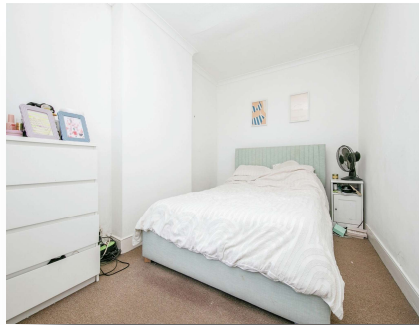
## Hutland Road, Ipswich

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Family Bathroom
- Enclosed Garden

Tenure: Freehold EPC Rating: D

guide price

**£235,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103330 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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