



Reading Road, Ipswich IP4 4NR

welcome to

Reading Road, Ipswich

Delightful five-bedroom family home. Designed for comfortable living, featuring a versatile snug or study and a spacious L-shaped kitchen, dining, and sitting area. All five bedrooms include built-in wardrobes with ample storage. There is a bathroom, en-suite and cloakroom. Viewings recommended.



Entrance Hall

With storage cupboard, stairs rising to first floor and doors to cloakroom, sitting/dining area and snug/study. There is also access to the garage.

Cloakroom

The cloakroom/utility is located off the hallway and has a two-piece suite comprising of low-level WC and wash-hand basin. There is also space for two appliances.

Living/Dining/Kitchen

24' 6" max extending to x 18' 4" max (7.47m max extending to x 5.59m max)

This excellent L-shaped space offers an ideal family area. With the living area offering doors to side aspect leading to the garden and dual aspect windows to front and rear. The kitchen has a range of floor and wall units with co-ordinated work surfaces and space for a range cooker. Windows to the front and rear of the kitchen add to the room and a side door gives access to the garden.

Snug/Study

10' 2" x 10' 2" (3.10m x 3.10m)

This lovely room, located at the rear of the house, is a flexible space suitable for a multitude of uses. It would equally suit being a cosy living room or snug as it would being a home office/gaming room, or craft room. It gives an excellent opportunity for families to have separate areas to relax in.

First Floor Landing

The first-floor landing gives access to all bedrooms and the family bathroom. There is a cupboard housing the manifolds for the underfloor heating that is throughout the house.

Principal Bedroom

13' 3" x 11' 7" (4.04m x 3.53m)

Double glazed window to front aspect and an additional window to rear aspect. Built in wardrobes extend across the side of the room and opposite a door leads into the en-suite shower room.

Ensuite Shower Room

Fitted with a suite comprising of a low level wc, wash hand basin and shower cubicle. Window to side aspect.

Bedroom Two

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed skylight to rear aspect, Airing cupboard.

Bedroom Three

12' 9" x 8' 7" (3.89m x 2.62m)

Double glazed window to front aspect, built in wardrobes.

Bedroom Four

11' 3" max x 8' 4" max (3.43m max x 2.54m max)

Double glazed skylight window to rear aspect.

Bedroom Five

11' 4" max x 8' 3" plus recess (3.45m max x 2.51m plus recess)

Double glazed skylight window to rear.

Family Bathroom

9' x 6' 2" (2.74m x 1.88m)

Fitted with a four-piece suite comprising of low level wc, wash hand basin, panel enclosed bath and shower.

Agents Note

This property boasts a wealth of character, with one of its most charming features being the sloped ceilings on the first floor. Unlike many homes with similar features, this design has minimal impact on the usable space, ensuring practical and comfortable living areas throughout.

Outside

The delightful rear garden is a pleasant place to relax with a range of mature plants, shrubs and trees. A substantial outbuilding with power and light serves as an excellent workshop and storage space, and also offers flexibility as a work from home space or craft room.

To the front of the property is a driveway leading to the garage, providing off road parking. There is a low brick wall to the pavement side.



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welcome to

Reading Road, Ipswich

- POPULAR EAST IPSWICH LOCATION
- DETACHED FAMILY HOME
- ENSUITE TO PRINCIPAL BEDROOM
- WITHIN REACH OF LOCAL SCHOOLS
- ACCESSIBLE TO A12/A14

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103526 - 0005

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