



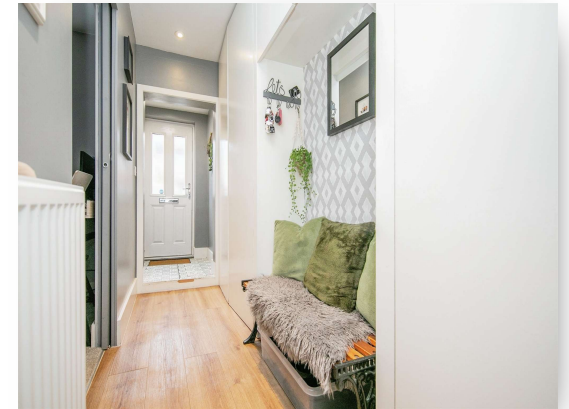
Kirby Street, Ipswich IP4 4PZ



welcome to

Kirby Street, Ipswich

Must be viewed!! Situated in the heart of East Ipswich, this stunning two-bedroom semi-detached house benefits from two bedrooms, off road parking, first floor family bathroom and a splendid extended family/living/kitchen area which has a vaulted ceiling in the rear part, which leads to the garden.



Entrance Porch

Entrance door leading into porch, which further leads to the hallway.

Entrance Hall

Our vendors have made excellent use of the hallway space, by creating built in space ideal for a family to use.

Snug/Office

11' 9" x 7' 8" (3.58m x 2.34m)

With double glazed window to front, this versatile space suits many options - from a work from home space to a playroom. The cosy feel of the room adds to the charm.

Family/Living/Kitchen

35' x 12' 6" narrowing to 10' 7" (10.67m x 3.81m
narrowing to 3.23m)

This room needs to be seen to be fully appreciated. It features many different areas that give scope and versatility. Upon entering the room from the hallway there is bench seating on the right-hand side, ideal for a dining area, this area then interlinks with the kitchen area with a wide range of gloss units at floor and wall height with co-ordinated work surfaces. The kitchen incorporates some integrated appliances, and it also has the delightful advantage of a utility cupboard, which gives space for a washing machine and tumble dryer. There is also a boiler cupboard. The space features skylight windows that extend into the rear family and living room, which is a fabulous room with a vaulted ceiling and woodturner. Doors to the rear lead to the garden.

First Floor Landing

Bedroom One

12' 3" x 11' 7" (3.73m x 3.53m)

Two double glazed windows to front aspect.

Bedroom Two

11' x 7' 2" (3.35m x 2.18m)

Double glazed window to rear aspect.

Bathroom

Double glazed window to rear aspect. The bathroom is fitted with a suite comprising of a low level wc, wash hand basin, shower cubicle and bath.

External Details

The rear garden flows well from the doors at the rear of the house, there is an immediate patio area, and there is an external cabin. To the front of the property is a driveway for off road parking and external low level storage box which was bespoke made to fit the space.



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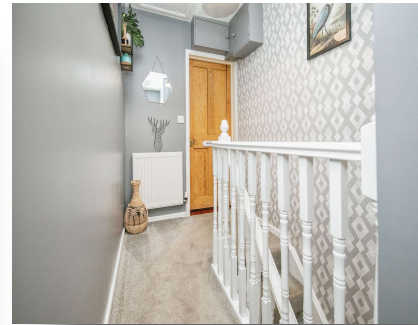
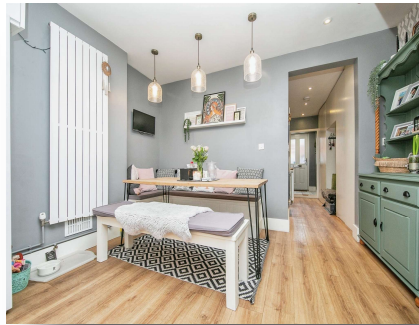
welcome to

Kirby Street, Ipswich

- EAST IPSWICH
- TWO BEDROOMS
- STUNNING EXTENDED ACCOMMODATION
- SNUG/OFFICE
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: E

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103623 - 0002

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