



**Prentice Way, Ipswich IP3 8GH**



**welcome to**

**Prentice Way, Ipswich**

**\*\*TOWN HOUSE \*\*CLOAKROOM \*\*THREE FLOORS \*\*KITCHEN & LIVING AREA ON GROUND FLOOR \*\*FOUR BEDROOMS \*\*EN-SUITE \*\*PARKING  
\*\*QUIET LOCATION \*\*NO ONWARD CHAIN**



### **Entrance Door Into-**

#### **Hallway**

- \*\*Wood effect flooring
- \*\*Stairs to first
- \*\*Built in cupboard

#### **Cloakroom**

- \*\*Low level W/C
- \*\*Pedestal wash hand basin

#### **Kitchen**

- 11' 10" x 6' 2" ( 3.61m x 1.88m )
- \*\*Double glazed window to the front
- \*\*One and a quarter sink unit with mixer tap over
- \*\*Adjoining work surface, with under cupboards and drawers
- \*\*Wall mounted matching units
- \*\*Built in electric oven and gas hob
- \*\*Space for fridge freezer and washing machine
- \*\*Tiled flooring
- \*\*Wall mounted boiler
- \*\*Spotlights

#### **Lounge**

- 18' 5" Into Bay x 12' 10" ( 5.61m Into Bay x 3.91m )
- \*\*Double glazed doors and window to the rear
- \*\*Featured fireplace with mantelpiece
- \*\*Under stairs cupboard

#### **Landing**

- \*\*Stairs to first floor

#### **Bedroom Two**

- 12' 11" x 8' 7" ( 3.94m x 2.62m )
- \*\*Two double glazed windows to the front

#### **Bedroom Four**

- 12' 10" x 10' 8" ( 3.91m x 3.25m )
- \*\*Double glazed window to the rear
- \*\*Laminate flooring

#### **Bathroom**

- \*\*Vanity wash hand basin
- \*\*Enclosed bath
- \*\*Low level W/C
- \*\*Inset spotlights

#### **Top Floor Landing**

- \*\*Access to loft
- \*\*Built in airing cupboard

#### **Bedroom One**

- 11' 10" x 10' 10" Fitted Wardrobes ( 3.61m x 3.30m Fitted Wardrobes )
- \*\*Two double glazed windows to the front
- \*\*Fitted wardrobes

#### **En-Suite**

- \*\*Shower cubical
- \*\*Vanity wash hand basin
- \*\*Low level W/C

#### **Bedroom Three**

- 10' 8" Max x 12' 10" ( 3.25m Max x 3.91m )
- \*\*Double glazed window to the rear

#### **Rear Garden**

- \*\*Enclose by panel fencing
- \*\*Mainly laid to lawn
- \*\*Patio area and paved pathway
- \*\*Gate access to garage

#### **Garage**

- \*\*In block
- \*\*Parking to the front



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## **Prentice Way, Ipswich**

- EAST IPSWICH
- TOWN HOUSE
- FOUR BEDROOMS
- CLOAKROOM
- EN-SUITE

Tenure: Freehold EPC Rating: C

offers over

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103673 - 0002

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