



**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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welcome to

## Prentice Way, Ipswich

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

Tenure: Freehold EPC Rating: C

offers over

**£260,000**



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Property Ref:  
IPW103673 - 0002

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Please note the marker reflects the postcode not the actual property



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