



Red Houses All Saints Road,Creeting St. Mary Ipswich IP6 8PN



welcome to

Red Houses All Saints Road, Creting St. Mary Ipswich

This spacious home features a welcoming living room, kitchen, and a bright sunroom with French doors to the garden. It includes a utility room and a wet room on the ground floor, with 3 bedrooms and a family bathroom upstairs. Outside there is a good-sized garden and private parking for four cars



Accommodation

Entrance Porch

Window to front and side, part glazed door, wall lights and ceramic tiled flooring.

Kitchen / Diner

19' 2" x 9' 6" (5.84m x 2.90m)

Two windows to side, glazed door to front, recently fitted with wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, integrated dish washer, fridge and freezer, electric oven with hob, spotlights, part tiled walls, wall lights, radiator and ceramic tiled flooring.

Sun Room

8' x 8' 7" (2.44m x 2.62m)

Window and French doors to rear, radiator, spotlights and ceramic tiled flooring.

Utility Room

6' 11" x 8' 1" (2.11m x 2.46m)

Part glazed door to rear, wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for washing machine and tumble dryer, extractor fan, radiator and ceramic tiled flooring.

Shower Room

Frosted window to rear, low level flush W.C, wall mounted shower, vanity sink with mixer tap, part tiled walls, heated towel rail and extractor fan.

Living Room

19' 7" x 12' 5" (5.97m x 3.78m)

Two windows to front, window to rear, stairs to the first floor, built in cupboard, wall lights, radiator and carpeted flooring.

Landing

Velux window to rear, spotlights, access to loft, radiator and carpeted flooring.

Bedroom One

11' 3" x 12' 5" (3.43m x 3.78m)

Window to front, radiator and carpeted flooring.

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m)

Window to front and side, radiator and carpeted flooring.

Bedroom Three

9' 7" max x 9' 8" max (2.92m max x 2.95m max)

Window to rear and side, radiator and carpeted flooring.

Bathroom

Frosted window to rear, panelled bath with screen, low level flush W.C, pedestal hand wash basin with mixer tap, part tiled walls, heated towel rail and ceramic tiled flooring.

Outside

Rear Garden

Fence enclosed with side access double gates, patio and lawn areas, outside tap and light, two timber sheds.

Front Garden

Dwarf wall with patio and lawn, raised flower beds and outside light.

Parking

Four off road parking spaces at the rear.



view this property online williamhbrown.co.uk/Property/SMK104148



welcome to

**Red Houses All Saints Road, Creting St.
Mary Ipswich**

- Three Bed End Terraced House
- Walking Distance From Field Views
- Newly Fitted Kitchen & Utility
- Sun Room
- Shower Room & Bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SMK104148



Property Ref:
SMK104148 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

 **william h brown**



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



williamhbrown.co.uk