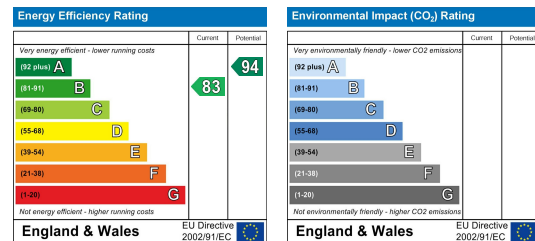




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2024 | www.houseviz.com



## 29 Willis Crescent, Ipswich IP4 3FA

# £415,000

A beautiful & spacious 3 bedroom detached property with OFF ROAD PARKING, GARAGE & EN-SUITE, situated in a quiet close in the sought after area of North East Ipswich in the Northgate catchment. This well presented family house benefits from an open plan 18ft kitchen/diner, utility, 18ft lounge, cloakroom, 3 bedrooms, en-suite, family bathroom, good sized rear gardens, ample off road parking and detached garage.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 29 Willis Crescent, Ipswich, IP4 3FA

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### Front door to...

#### ENTRANCE HALL:

Tiled floor, stairs off, radiator and doors to...

#### CLOAKROOM:

W.C, hand wash basin, extractor fan and radiator.

#### LOUNGE: 18'2 x 10'8 (5.54m x 3.25m)

Double glazed window to front and side. Feature gas real flame fire place (not tested) and 2 radiators.

#### KITCHEN/DINER: 18'2 x 16'8 narrowing to 9'6 (5.54m x 5.08m narrowing to 2.90m)

Double glazed window to front, range of wall and base units, Smeg gas hob, Neff electric oven, space for appliances, sink and drainer, work tops, built in cupboard, tiled floor, radiator, double glazed door to garden.

#### 1st FLOOR LANDING:

Doors off, cupboard, airing cupboard with water tank, loft access. Double glazed window.

#### BEDROOM ONE: 14'8 x 11 (4.47m x 3.35m)

Double glazed window to front and side. Built in wardrobe and radiator.

#### EN-SUITE:

Double glazed window to front, shower cubicle, W.C, hand wash basin and radiator. Part tiled and a radiator.

#### BEDROOM TWO: 11 x 9'8 (3.35m x 2.95m)

Double glazed window to front. Built in wardrobe and radiator.

#### BEDROOM THREE: 10 x 6'9 (3.05m x 2.06m)

Double glazed window to side. Double length wardrobe and radiator.

#### BATHROOM:

Double glazed window to rear. Bath with a mixer shower and fixed rain head. Part tiled, W.C, hand wash basin and a radiator.

#### OUTSIDE:

To the front is an open plan shingle garden, access to the rear via a gate. To the rear is a driveway providing off road parking for several cars leading to a DETACHED GARAGE with power connected. Electric car charger socket.

The well kept south west facing rear garden is enclosed by fencing and laid to lawn. There is an enclosed pergola with decking and seating making a perfect entertaining space.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

