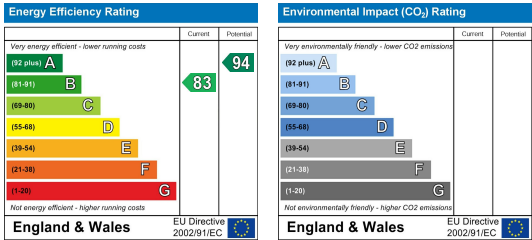




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29 Willis Crescent, Ipswich IP4 3FA

£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.



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

