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Wallace Road

North West Ipswich, IP1 5DB

Offers over £260,000



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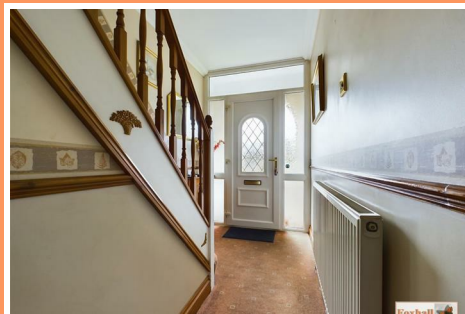
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Front Garden

Off road parking for one car comfortably, via a hardstanding concrete driveway with side access to the rear garden via a gate.

Entrance Hall

A double glazed obscure door and window to the front leading into the hallway, understairs cupboard which houses a Gloworm boiler with a double glazed obscure window to side, a further understairs cupboard, dado rail, coving, stairs rising to first floor, radiator and doors to lounge.

Lounge

16'9" x 10'5" (5.12 x 3.19)

Double glazed bay window to front, radiator, open brick feature fireplace with electric fire, radiator and coving.

Kitchen

11'1" x 8'7" (3.38 x 2.63)

Kitchen Area - double glazed window to rear, door to utility room a fitted kitchen comprising wall and base units with cupboards and drawers under, stainless steel sink and drainer unit, plenty of worksurfaces, electric integrated oven with hob, plumbing for dishwasher, space for a fridge/freezer, tiled splashbacks and flooring, cladded ceiling.

Dining Area

10'0" x 7'2" (3.05 x 2.19)

Tiled flooring, coving, radiator, cladded walls with an archway into the kitchen.

Utility Room

7'11" x 6'3" (2.42 x 1.92)

Double glazed window to side, double glazed door leading out onto the garden, wall and base units with

cupboards, one and a half sink bowl, plumbing for washing machine, tiled splashbacks and flooring and cladded ceiling.

Ground Floor Bathroom

Double glazed obscure window to side, radiator, panelled bath with mixer taps and shower attachment over, low flush W.C., pedestal wash hand basin, extractor fan, fully tiled walls and flooring and cladded ceiling.

First Floor Landing

Double glazed window to side, access to the loft, dado rail and cladded ceiling.

Bedroom One

12'4" x 8'8" (3.76 x 2.65)

Double glazed bay window to front, radiator, built in mirror fronted sliding wardrobe doors with hanging rails and shelving and coving.

First Floor Shower Room

Obscure double glazed window to front, corner shower cubicle, vanity wash hand basin, low flush W.C., extractor fan, heated towel rail, vinyl flooring, spotlights and splashback boarding.

Bedroom Two

17'3" x 8'2" (5.26 x 2.49)

Double glazed window to rear, radiator, laminate flooring and coving.

Bedroom Three

20'4" x 9'8" (6.21 x 2.97)

Double glazed window to rear, radiator, built in cupboards and coving.

Rear Garden

50' (15.24m)

A fully enclosed easterly facing 50' rear garden with panelled fencing mostly laid to lawn with a patio area and pathway, flower borders, a shed, a summer house and an outside tap.

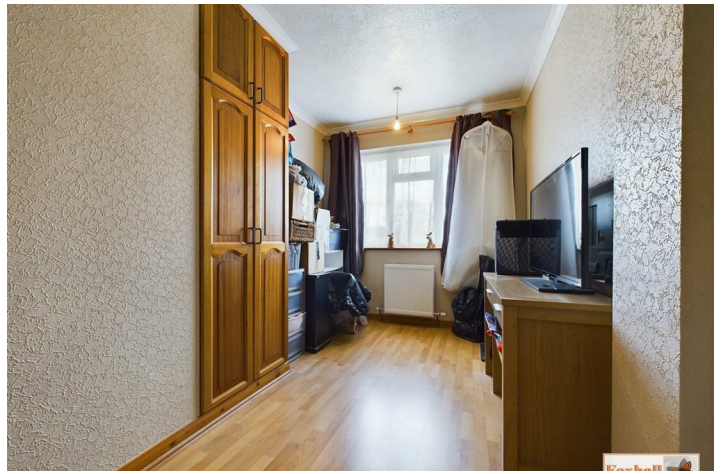
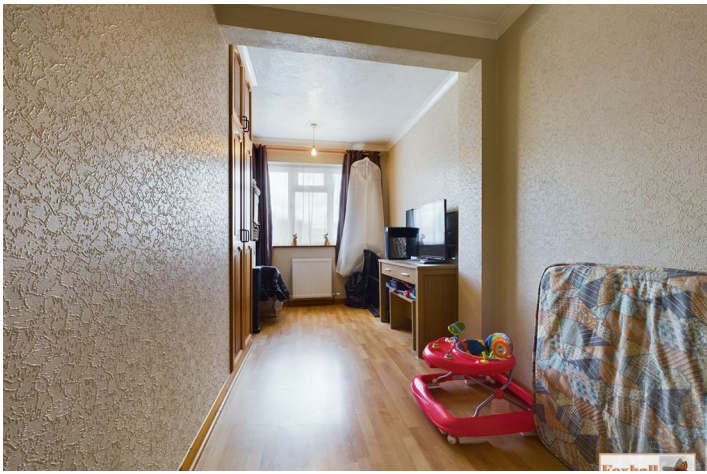
Agents Note

Tenure - Freehold

Council Tax Band B







Road Map



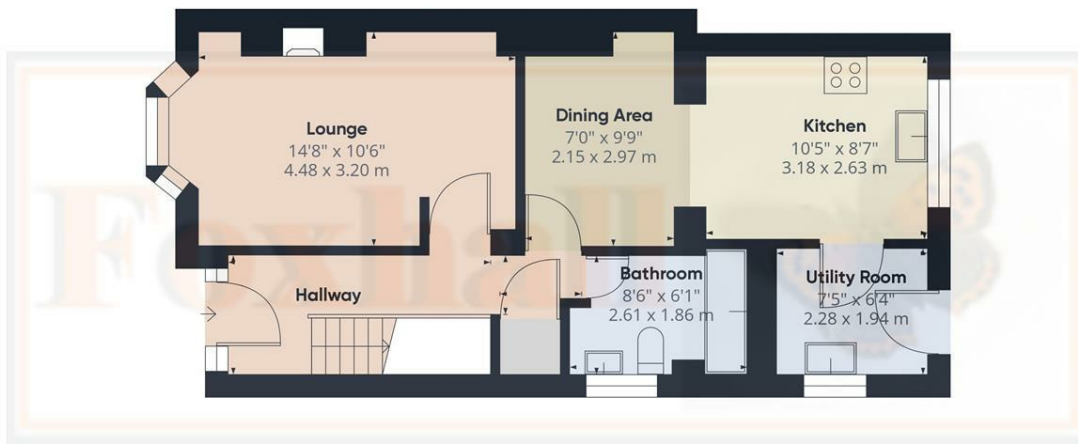
Hybrid Map



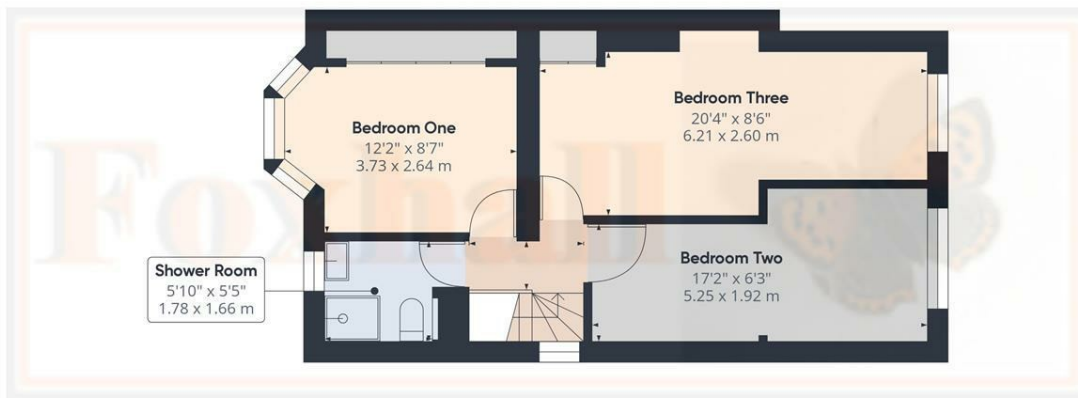
Terrain Map



Floor Plan



Floor 0



Floor 1



Approximate total area⁽¹⁾
968.11 ft²
89.94 m²

(1) Excluding balconies and terraces

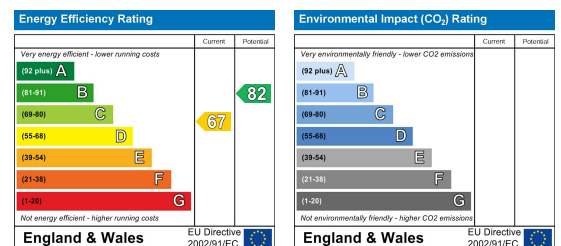
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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