

A photograph of a butterfly, likely a member of the Pieridae family, shown from a dorsal view. The wings are primarily orange with prominent black spots and markings. The forewings have a dark border along the outer edge. The hindwings are also orange with black markings and a dark border. The body is dark and segmented.





# Hutland Road

East, Ipswich, IP4 4HQ

**Offers over £200,000**



## Front Garden

Partly enclosed via a low height brick wall with double iron railing gates leading to a small driveway which is accessible via a dropped kerb, partly laid to lawn with flower bed and shrub borders and a Victorian tiled pathway leading to the front door and there is also a gate accessing the rear garden.

## Entrance Hallway

Entry via obscure double glazed door facing the front with a double glazed window above, floor to ceiling radiator, access to the stairs and doors to lounge and dining room.

## Lounge

11'6" x 10'11" (3.51m x 3.33m)

Double glazed window facing the front, coving and a radiator.

## Dining Room

11'7" x 11'6" (3.53m x 3.51m)

Double glazed window facing the rear, under-stairs cupboard, radiator, a wall mounted Worcester boiler and a sliding door accessing the kitchen.

## Kitchen

10'4" x 7'0" (3.15m x 2.13m)

Double glazed window facing the side, double glazed UPVC obscure door to the side going out to the rear garden, wall and base fitted units with cupboards and drawers, space for an oven with a cooker hood above, space for a fridge, plumbing for a washing machine, 1 1/2 sink bowl and drainer unit with a mixer tap and a door into the shower room.

## Shower Room

6'6" x 4'0" (1.98m x 1.22m)

Single glazed obscure window to the side, step-in shower cubicle, extractor fan, vanity wash hand basin

with hot and cold taps, radiator, tiled splash-back, cladded ceiling and a door to the W.C.

## Downstairs Cloakroom

Single glazed obscure window to the rear and a mid height flush W.C with a cladded ceiling

## Landing

Cladded ceiling, storage cupboard, access to the loft (which has no ladder, there is a light and it's part boarded), radiator and doors to bedrooms one, two and three.

## Bedroom One

14'8" x 11'6" (4.47m x 3.51m)

Two double glazed windows facing the front and a radiator.

## Bedroom Two

11'5" x 7'4" (3.48m x 2.24m)

Double glazed window facing the rear, radiator and fitted wardrobes.

## Bedroom Three

9'11" x 7'0" (3.02m x 2.13m)

Double glazed window facing the rear and a radiator.

## Rear Garden

North-westerly facing fully enclosed rear garden with access to three sheds and a greenhouse, a large patio area, laid to lawn with pathways, large vegetable garden, fully enclosed by panel and wire fencing, an outside tap, fruit trees, shrubs and a gate accessing the front garden.

## Agents Notes

Tenure - Freehold

Council Tax Band - B













Road Map



Hybrid Map



Terrain Map



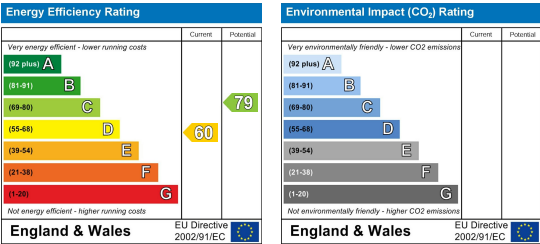
Floor Plan



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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