



Derwent Road, Ipswich,
£375,000

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A truly superb three/four bedroom double bayed detached extended bungalow located in this lovely road just a few minutes walk to both Holywells Park and Landseer Park, whilst also be within walking distance of Neptune marina.

- **DETACHED BUNGALOW**
- **EXTENDED**
- **THREE/FOUR BEDROOM**
- **OFFICE/BEDROOM FOUR**
- **SEPERATE CLOAKROOM**
- **DINING ROOM**
- **FRENCH DOORS TO GARDEN**
- **GENEROUS PLOT**
- **POPULAR IP3 AREA CLOSE TO THE MARINA**
- **OFF ROAD PARKING**

LOCATION:

The bungalow is situated on highly sought after Rivers estate, just a few minutes walk to both Holywells Park and Landseer Park, plus Cliff Lane Primary School and a range of local shops. Additionally, the number 2 bus which goes into town in one direction and to Ipswich Hospital via Sainsburys, Waitrose and John Lewis in the other direction stops at the shops. The waterfront, university and college area is only a 20 minute walk through Holywells Park. The town centre is only a further 5 minutes beyond that.

PROPERTY:

A double bayed three/four bedroom detached extended bungalow located in the favoured IP3 area close to local park, Neptune Marina, railway station and Town centre. This well planned bungalow has been extended to improve the internal accommodation to suit both a family or someone requiring one level living. The property boasts most modern day features, with fitted kitchen, separate dining room, gas heating via radiators, double glazing, separate cloakroom and generous plot to name just a few.. The accommodation comprises:- Entrance porch, entrance hallway, living room, dining room, bathroom, cloakroom, three good sized bedrooms, plus bedroom four/office. Outside there is off road parking and a an excellent established garden with summer room/studio.

Council Tax Band: C
Ipswich Borough Council





ENTRANCE PORCH:

Double glazed entrance door to:- entrance porch with additional double glazed door and matching side panels to entrance hall.

ENTRANCE HALL:

Access to loft space with loft ladder, radiator, built in boiler cupboard with wall mounted boiler and wood laminate flooring.

LIVING ROOM:

13'6 x 12'1 (4.11m x 3.68m)

Radiator, wood laminate flooring, fire surround and open plan to dining room.

DINING ROOM:

11'11 x 11'11 (3.63m x 3.63m)

Skylight window to ceiling, radiator, two double glazed picture windows and double glazed French doors to garden, radiator and wood laminate flooring.



**KITCHEN:**

12'0 x 9'11 (3.66m x 3.02m)
Fluorescent strip light, double glazed window and double glazed door to side elevation, stainless steel single drainer sink unit inset to work top with cupboards under, a range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards, radiator, stainless steel filter hood over six ring gas hob, electric oven under, tiled splashbacks, space for fridge freezer, space for washing machine and wood laminate flooring.

BATHROOM:

6'4 x 5'9 (1.93m x 1.75m)
Double glazed frosted window to side elevation, towel radiator, panel bath with mixer tap shower attachment, pedestal wash hand basin, low level WC, tiled walls and tiled floor.

CLOAKROOM:

6'5 x 3'1 (1.96m x 0.94m)
Double glazed frosted window to side elevation, low level WC, wash hand basin inset vanity unit, part tiled walls and tiled floor.

BEDROOM ONE:

14'10 x 12'0 (4.52m x 3.66m)
Double glazed bay window to front elevation, radiator, built in wardrobe cupboard and wood laminate floor.

BEDROOM TWO:

14'9 x 10'3 (4.50m x 3.12m)
Double glazed bay window to front elevation, radiator and wood laminate floor.





BEDROOM THREE:

10'5 x 8'8 (3.18m x 2.64m)

Double glazed window to side elevation, radiator and wood laminate floor.

BEDROOM FOUR/OFFICE:

9'9 x 5'0 (2.97m x 1.52m)

Skylight window to ceiling, double glazed window to rear elevation, radiator and wood laminate floor.

FRONT GARDEN:

Open plan laid mainly to block paving/concrete for off road parking and side pedestrian access via a wooden gate,

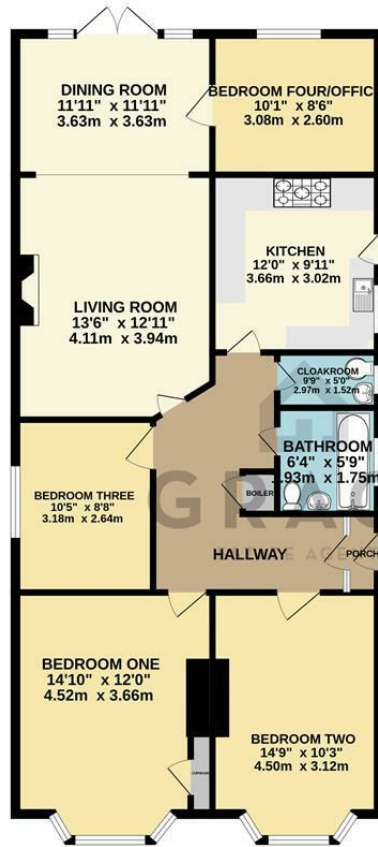
REAR GARDEN:

Generous in size, established, paved patio area, covered pergola, laid mainly to lawn, flower beds, timber storage shed and substantial summer house/studio, 12'5 x 9'0 with power and lighting.

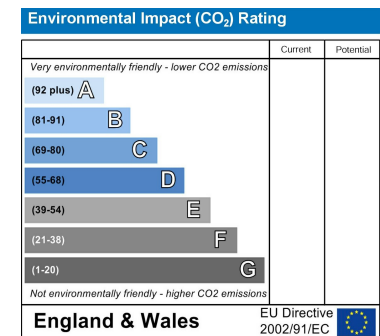
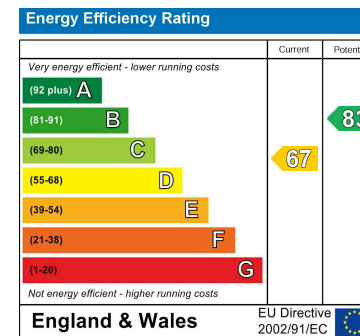
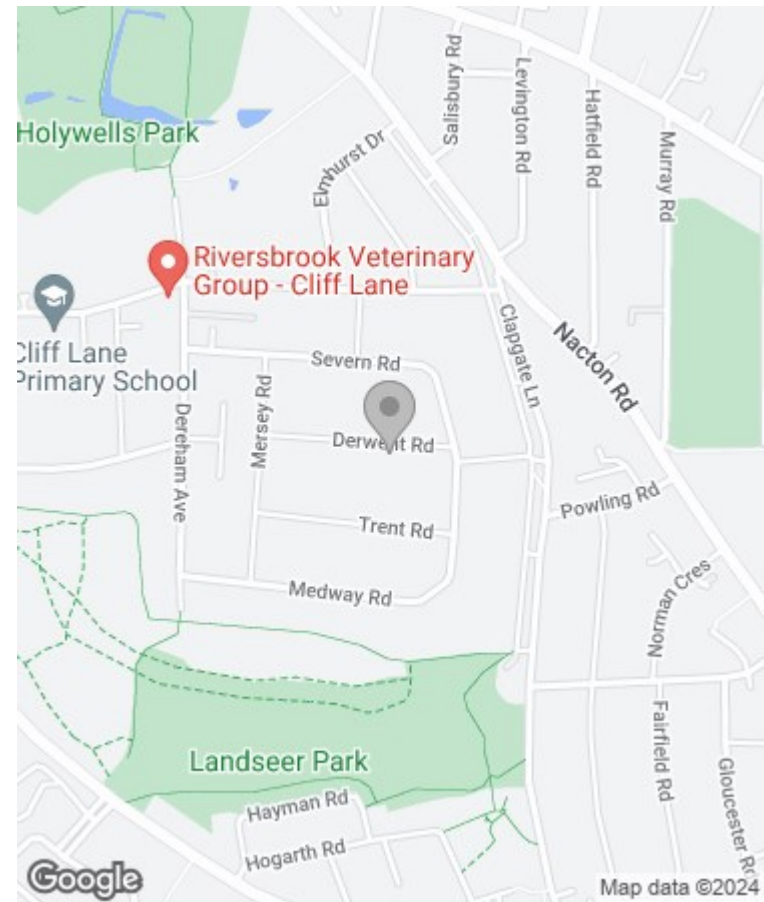




GROUND FLOOR
1047 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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