



Harland Street, Ipswich,
£220,000


GRACE
ESTATE AGENTS

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- Four Bedroom Family Home
- Three Storey Townhouse
 - Ensuite to Master
- Town Centre Location
- Off Road Parking

A well-presented four-storey four bedroom townhouse offering flexible and contemporary living located in Ipswich Town centre.

The Property

A well-presented four-storey Townhouse offering flexible family living. This stylish and spacious townhouse is arranged over four floors, offering versatile accommodation ideal for modern family life. Thoughtfully designed, the home combines contemporary living spaces with well-proportioned bedrooms and a practical layout throughout. This impressive townhouse offers flexibility for growing families, professionals or anyone seeking adaptable living space. Located in a desirable residential area, it provides a perfect balance of comfort, practicality and modern style.



Ground Floor:

The property opens with a welcoming hallway leading to a versatile room that can serve as a bedroom, study or home office, along with a convenient ground floor WC. To the rear, the modern kitchen and breakfast room provides the perfect setting for family meals and entertaining, with access to the garden.

First Floor:

The first floor features a superb open-plan sitting and dining room, offering a bright and generous space for relaxation and entertaining, enhanced by ample natural light.

Second Floor:

Two bedrooms are located on the second floor along with a contemporary family bathroom. The larger bedroom offers excellent space and light, while the second makes an ideal guest room, nursery or study.

Third Floor:

The top floor hosts the principal bedroom suite, complete with an ensuite shower room and built-in storage, providing a private retreat within the home.





Location

The property is located in the heart of Ipswich, conveniently positioned within walking distance of local stores and stones throw from the rejuvenated waterfront and marina with its restaurants, coffee bars and public houses. The main line railway station is also close by and access by car can be made to the A14/A12 link roads for the commuter.

Ground Floor

Entrance Hall

Bedroom Three

10'9" x 7'0" (3.28m x 2.14m)

WC

Kitchen

13'10" x 12'4" (4.22m x 3.78m)

First Floor

Living/Dining Room

26'0" x 14'0" (7.95m x 4.28m)

Second Floor

Bedroom Two

14'0" x 9'8" (4.27m x 2.97m)

Bedroom Four

9'1" x 6'11" (2.79m x 2.13m)

Family Bathroom

6'11" x 6'4" (2.11m x 1.94m)

Third Floor

Master Bedroom

14'5" x 10'3" (4.41m x 3.14m)

Ensuite

Outside

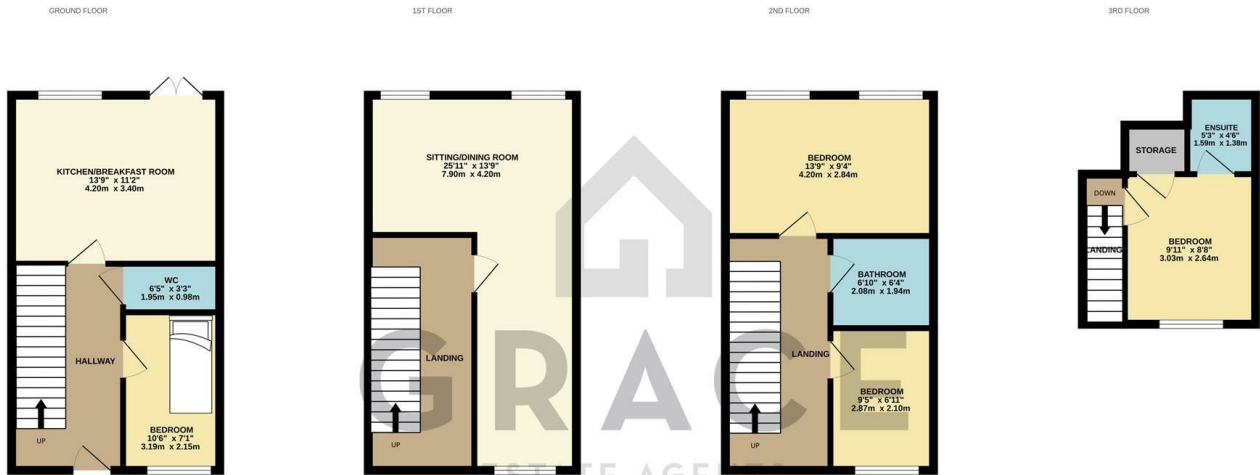
The garden is mainly laid to patio to allow access for a vehicle and gates to the rear.



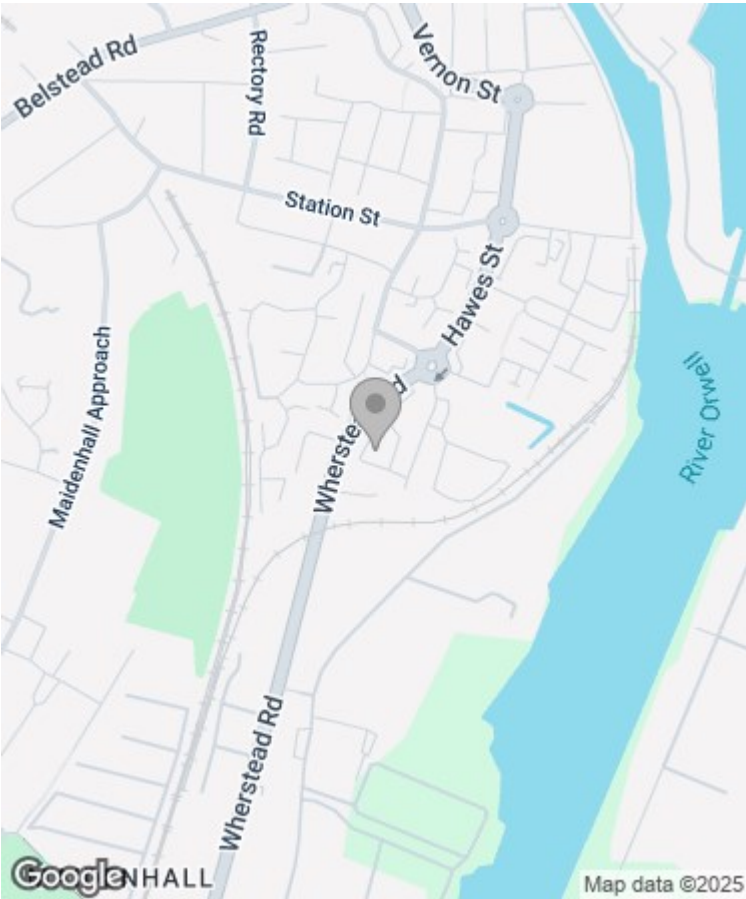


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