

for sale

£270,000



Whitton Church Lane Ipswich IP1 6LN

An extended semi-detached property located in the north west area of Ipswich and is well situated for many local amenities. The property further boasts from three first floor bedrooms, ground floor bedroom, off road parking, front & rear parking and is being sold with no onward chain.

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Entrance Porch

Irregular Shaped Room x (x)

Accessed via upvc double glazed entrance door, wood effect flooring, smooth ceiling with inset spotlighting and access to:

Entrance Hall

Radiator, stairs to first floor, smooth ceiling with inset spot lighting, wood effect flooring and doors giving access to:

Bathroom

Upvc double glazed windows to front and side, pedestal wash hand basin, low level w/c, textured ceiling, corner bath with independent shower over, part tiled walls, tiled flooring and heated towel rail.

Lounge

13' 10" x 12' 10" (4.22m x 3.91m)

Wood effect flooring, radiator, textured ceiling, storage cupboard and double doors giving access to :

Kitchen/Diner

20' 3" x 10' 10" (6.17m x 3.30m)

Upvc double glazed double doors giving access to the rear

garden, wood effect flooring, double glazed stained glass window to rear, upvc double glazed window to rear, radiator, space for fridge freezer, space for range style oven with stainless steel extractor hood over, vaulted ceiling, 1 1/2 bowl sink with mixer tap inset in a island units with cupboards under, there are further roll edge work surfaces with cupboards and drawers under and matching above and door giving access to:

Bedroom Four

13' x 9' 5" (3.96m x 2.87m)

Two upvc double glazed windows to side, wood effect flooring, radiator and smooth ceiling.

First Floor Landing

Two upvc double glazed windows to front, smooth ceiling giving loft access to a part boarded loft, cupboard housing wall mounted boiler and doors giving access to:

Bedroom One

13' 6" max x 8' 9" plus door recess (4.11m max x 2.67m plus door recess)

Upvc double glazed window to rear, radiator, smooth coved ceiling and ceiling fan.

Bedroom Two



10' 7" x 9' 1" max (3.23m x 2.77m max)

Upvc double glazed window to front, smooth coved ceiling, feature fire place and radiator.

Bedroom Three

10' 2" x 7' 8" (3.10m x 2.34m)

Upvc double glazed window to front, radiator and smooth coved ceiling.

Outside

To the front of the property is a drive providing off road parking and gated side access to the rear garden. The rear garden has a paved patio with the remainder being laid to lawn, mature shrubs, lighting and is approx 80 ft in length. In addition there is an outside shed.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: ICH311067 - 0006

Tenure: Freehold

EPC Rating: C

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