





## Property Description

A well presented town house situated close to the rejuvenated Ipswich marina and boasting three double bedrooms, two receptions, kitchen/breakfast area, ground floor cloakroom, first floor shower room and top floor bathroom, the home also offers the added benefits of a garage and off road parking and an internal viewing is highly recommended to appreciate the size and style of property on offer.

Ipswich marina is one of the most recognisable areas of the town, popular for the many bars, cafes and bistros perched along the waters edge, and with views over the marinas.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

## Entrance Hall

Accessed via entrance door, stairs rising to the first floor with storage cupboard under, wood effect flooring, smooth covered ceiling with inset spotlighting and doors giving access too:

## Cloakroom

Enclosed w/c, wash hand basin, tiled splash backs, part tiled walls, wood effect flooring, radiator, smooth ceiling with extractor fan.

## Kitchen

14' 4" x 8' ( 4.37m x 2.44m )

Built in fridge, built in freezer, built in oven, built in hob with stainless steel splash back and stainless steel extractor hood over, breakfast bar, circle bowl sink and circle drainer sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, built in dishwasher, space and plumbing for washing

machine, part tiled walls, tiled flooring and access too:

## Dining Area

14' 5" max x 9' max ( 4.39m max x 2.74m max )

Upvc double glazed double doors giving access to the rear garden, two upvc double glazed windows to rear, vaulted double glazed ceiling, radiator and tiled flooring.

## First Floor Landing

Stairs rising to the second floor and doors giving access too:

## Lounge

15' 4" max into bay x 14' 5" ( 4.67m max into bay x 4.39m )

Upvc double bay window to front, upvc double glazed tilt and turn window to front, smooth ceiling with inset spotlighting, wood effect flooring and radiator.

## Bedroom Two

14' 5" x 9' 3" ( 4.39m x 2.82m )

Two upvc double glazed tilt and turn windows to rear, radiator and smooth ceiling.

## Shower Room

Double shower cubicle with independent shower over, enclosed w/c, wash hand basin with mixer tap, part tiled walls, heated towel rail, textured ceiling with inset spotlighting and extractor fan and tiled effect vinyl flooring.

## Second Floor Landing

Airing cupboard housing wall mounted boiler, radiator, smooth ceiling with inset spotlight and loft access and doors giving access too:

## Bedroom One

12' 4" x 12' 3" ( 3.76m x 3.73m )

Two upvc double glazed tilt and turn windows , radiator, two built in double wardrobes and smooth ceiling.

## Bedroom Three

14' 6" x 9' 2" ( 4.42m x 2.79m )

Two upvc tilt and turn double glazed windows to rear, radiator, built in double wardrobe and smooth ceiling.

## Bathroom

Enclosed w/c, shaped and panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, part tiled walls, heated towel rail, tiled flooring and smooth ceiling with inset spotlighting and extractor fan.

## Integral Garage

17' 8" x 8' ( 5.38m x 2.44m )

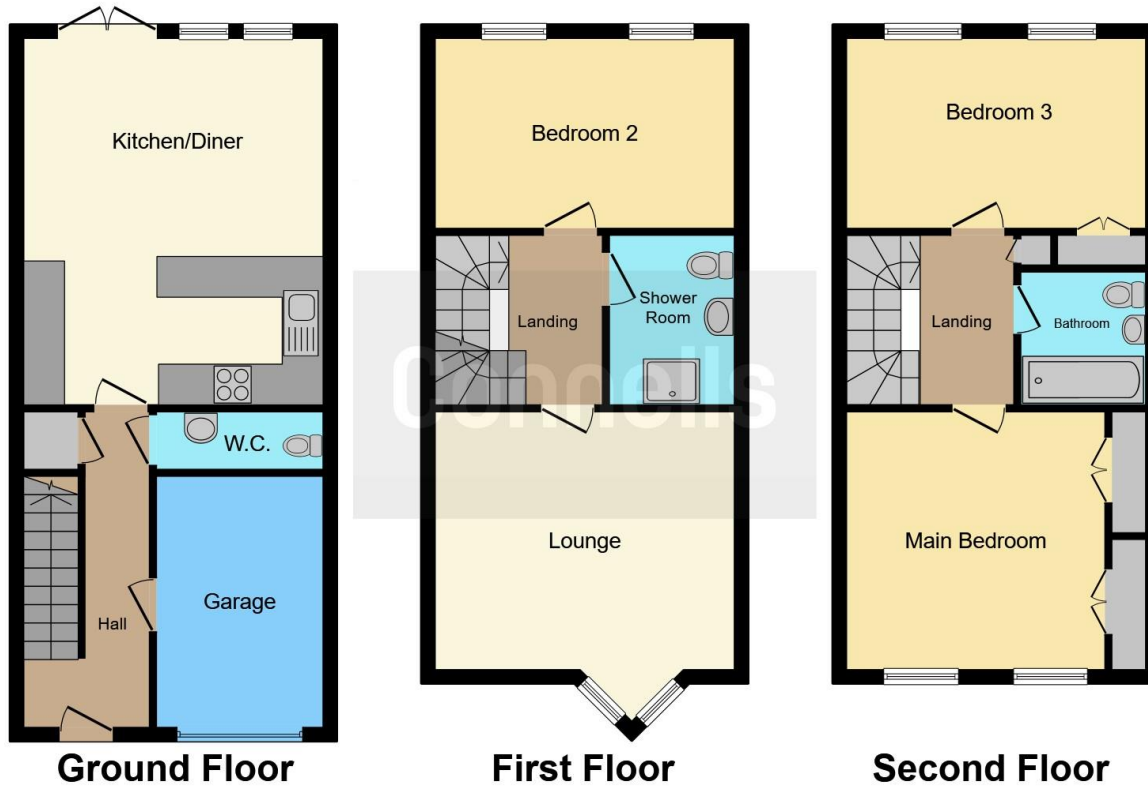
Up and over door, power and lighting and personal door giving access to hallway.

## Outside

To the front of the property here is a drive providing off road parking and leads to the garage.

The rear garden is a courtyard style with as paved patio and the remainder is laid to lawn.





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**EPC Rating: C**

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Tenure: Freehold



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