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Renfrew Road  
IPSWICH





## Property Description

An internal viewing is highly recommended for this improved family home, located in this sought after North-East of Ipswich location. The home offers generous accommodation and comprises of three bedrooms, two reception rooms, ground floor and first floor bathrooms, utility lobby, off-road parking for several vehicles, extensive rear garden with has an outbuilding designed for entertaining. The property also conveniently located for access to both primary and secondary schools as well as access to the hospital, local shopping and Ipswich town itself.

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.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Porch

Accessed via double entrance door, upvc double glazed window to front, strip tiled flooring, smooth ceiling and door giving access to:

## Entrance Hall

Upvc double glazed window to front, stairs rising to the first floor, radiator, strip tiled flooring, textured and coved ceiling and doors and access to:

## Living Room

14' 3" x 12' 8" max ( 4.34m x 3.86m max )  
Upvc double glazed window to rear, wood effect flooring, smooth coved ceiling, radiator and usb point.

## Dining Room

10' 6" x 9' 2" ( 3.20m x 2.79m )  
Upvc double glazed window to front, radiator, smooth coved ceiling, storage cupboard and arch giving access to:

## Kitchen

10' x 9' ( 3.05m x 2.74m )  
Upvc double glazed windows to rear and side, 1 1/2 bowl sink with mixer tap inset into a quartz worktop and splashbacks with cupboards and drawers under and matching above, tiled splashback, strip tile flooring , built in oven, built in hob, cupboard housing wall mounted boiler, usb point, smooth ceiling with spotlighting, radiator and access to:

## Utility Lobby

Upvc double glazed window to side, space and plumbing for washing machine, space for fridge freezer, upvc double glazed door giving access to the rear garden, tiled flooring, smooth ceiling and door giving access to:

## Ground Floor Bathroom

Upvc double glazed window to side, corner spa bath with mixer tap, pedestal wash hand basin, low-level w/c, radiator, tiled flooring, part tiled walls, smooth coved ceiling and heated towel rail.

## First Floor Landing

Upvc double glazed window to side, storage cupboard, textured ceiling giving loft access to a part boarded loft with retractable ladder and doors giving access to:

## Bedroom One

12' 10" max x 13' 4" max ( 3.91m max x 4.06m max )

Upvc double glazed window to rear, high gloss laminate flooring, usb point, polish plaster feature wall, built-in cupboard, radiator and smooth ceiling.

## Bedroom Two

12' 9" x 11' max ( 3.89m x 3.35m max )

Upvc double glazed windows to rear overlooking green, wood effect flooring, radiator, textured and coved ceiling.

## Bedroom Three

9' 2" max x 8' ( 2.79m max x 2.44m )

Upvc double glazed window to front, radiator, wood effect flooring, smooth coved ceiling and storage cupboard.

## First Floor Bathroom

Upvc double glazed window to side, enclosed w/c and vanity wash hand basin with circle sink and mixer tap, shaped and paneled bath with mixer tap and shower attachment, tiled walls, tiled flooring, vertical wall radiator and smooth ceiling.

## Outside

To the front of the property there is a drive providing off-road parking for several vehicles and gated side access to the rear garden. The rear garden is extremely well presented landscaped to two paved patio areas, outside tap and the remainder laid to lawn with mature trees and shrubs. There is a metal shed to remain and also gives access to the outbuilding.

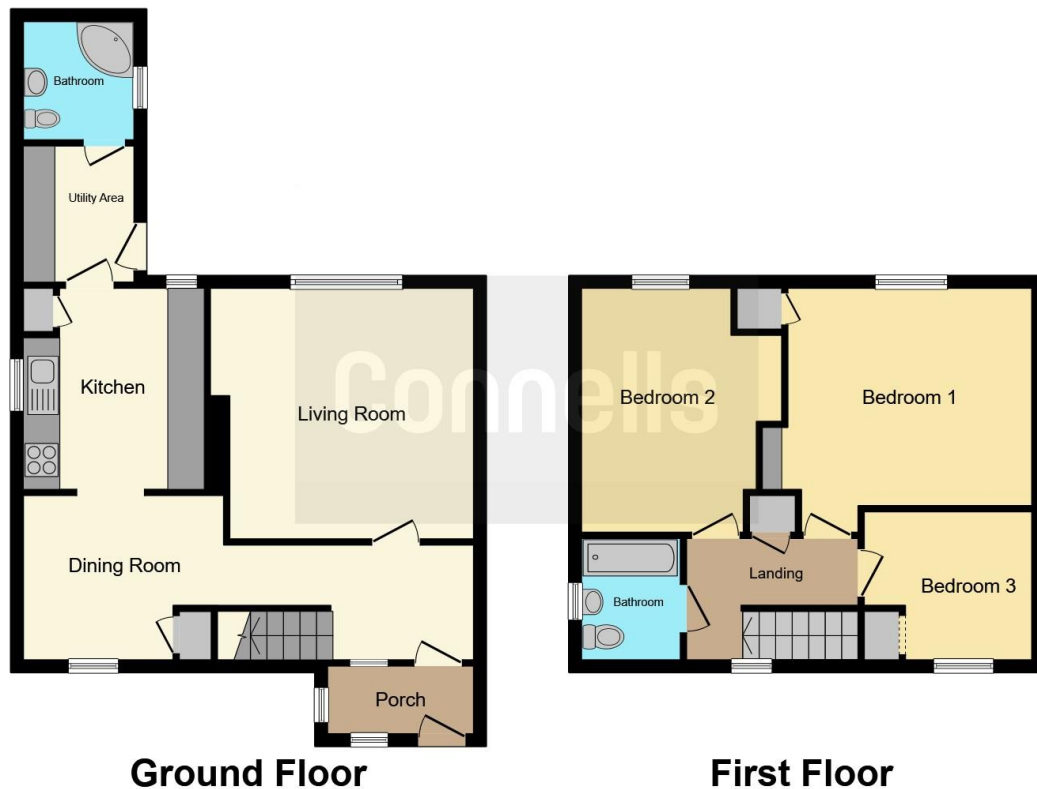
## Entertaining Room

18' 7" x 8' 6" ( 5.66m x 2.59m )

Timber construction, power, and lighting and built-in bar.







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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold



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