



Carolbrook Road, IPSWICH, IP2 9JQ



welcome to

Carolbrook Road, IPSWICH

****GUIDE PRICE £350,000 - £375,000**** This detached home benefits from four double bedrooms, three reception rooms, a garage, ample off street parking, a conservatory to the rear and a fully South facing rear garden.



Entrance Porch

10' x 2' 9" (3.05m x 0.84m)

Tiled effect flooring and a door leading to the hall.

Hall

9' 1" x 7' 9" (2.77m x 2.36m)

Attractive hall with Parquet flooring, one radiator, coat cupboard, understairs storage cupboard and a single glazed window to the front.

Cloakroom

6' x 3' 3" (1.83m x 0.99m)

Low level WC, vanity sink, part tiled walls and flooring, one radiator and a single glazed window to the front.

Lounge

17' 1" x 10' 9" (5.21m x 3.28m)

Spacious lounge with double glazed windows to the rear overlooking garden, one radiator carpet flooring and TV point.

Dining Room/snug

19' 2" x 9' 9" (5.84m x 2.97m)

Double glazed windows to the front and rear, a door leading to the side garden, cupboard housing the boiler, two radiators and carpet flooring.

Kitchen Breakfast Room

26' x 9' 2" (7.92m x 2.79m)

Open plan, spacious room with a range of eye and base level units in wood with marble effect worktop surfaces, a sink plus drainer and chrome mixer tap, integrated oven with five ring gas hob, integrated fridge and freezer, one radiator, wood effect flooring to the dining area, tiled flooring to the kitchen area, a double glazed window to the rear and a pantry cupboard.

Conservatory/utility Room

10' 7" x 8' 9" (3.23m x 2.67m)

Tiled flooring, a door leading to the garden, one radiator, space for a washing machine, dishwasher and fridge/freezer.

Landing

Storage cupboard, loft hatch and carpet flooring.

Master Bedroom

19' 1" x 9' 9" (5.82m x 2.97m)

Spacious master suite split into two halves with a double glazed windows to the front and rear, the bedroom proportion of the room boasts carpet flooring, one radiator and a fitted wardrobe. The second half of the room benefits from a walk in dressing room, fitted wardrobes and ample space for freestanding wardrobes.

Bedroom Two

10' x 11' (3.05m x 3.35m)

Double glazed window to the front, one radiator and carpet flooring.

Bedroom Three

13' 1" x 11' 2" (3.99m x 3.40m)

Double glazed window to the rear, one radiator, carpet flooring and a full wall of built in wardrobes.

Bedroom Four

17' 4" x 8' 6" (5.28m x 2.59m)

Spacious bedroom with double glazed windows to the rear overlooking the garden, carpet flooring, one radiator and a fitted wardrobe.

Bathroom

8' 7" x 6' 9" (2.62m x 2.06m)

Fully tiled walls and flooring, enclosed WC, vanity sink with chrome mixer tap, bath with overhead shower and glass screen, extractor fan, chrome heated towel rail and a double glazed window to the front.

Garage

16' 1" x 9' 1" (4.90m x 2.77m)

Up and over door, power, light and the gas meter.

Outside:

Front Garden

Concrete driveway, a large lawned area, a pathway leading to the front door and a side gate leading round to the rear garden.

Rear Garden

Fully South facing and benefits from a fully enclosed border, backs onto park and woodland, large hard standing seating area, the remainder is laid to lawn with flower beds, a shed, outside tap and light and two side access points.



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Carolbrook Road, IPSWICH

- Four double bedrooms
- Non-overlooked, fully South facing rear garden
- Three reception rooms
- Conservatory to the rear
- Garage and ample off street parking

Tenure: Freehold EPC Rating: D

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118352 - 0008

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