



**Nine Acres, IPSWICH, IP2 0DL**



**welcome to**

**Nine Acres, IPSWICH**

This well-presented detached home is situated at the end of a quiet Close with a generous driveway providing ample off street parking and a double garage, four double bedrooms, en suite to the master bedroom, a large bay fronted lounge, a utility room and a conservatory with all-weather roof.



### **Entrance Hall**

14' 5" x 6' 5" ( 4.39m x 1.96m )

Spacious entrance hall with wood effect flooring, one radiator and a storage cupboard.

### **Cloakroom**

6' 2" x 6' 3" max ( 1.88m x 1.91m max )

Enclosed WC with matching vanity sink and chrome mixer tap, tiled splashback, tiled flooring, chrome heated towel rail and a double glazed window to the front.

### **Lounge**

18' 4" max x 12' 6" ( 5.59m max x 3.81m )

Double glazed bay window to the front, carpet flooring, two radiators, TV point and double doors leading to the dining room.

### **Dining Room**

12' 6" x 10' 11" ( 3.81m x 3.33m )

Double glazed sliding doors leading to the conservatory, internal double doors leading to the lounge, wood effect flooring, one radiator and fitted down lighters.

### **Kitchen**

12' 9" x 10' 2" ( 3.89m x 3.10m )

Spacious kitchen with a range of eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer with chrome mixer tap, tiled splashback throughout, space for a cooker, dishwasher and washing machine, a fitted extractor hood, partially glass front cabinets, double glazed window to the rear with fitted blind, tiled flooring, fitted down lighters, one radiator, an understairs storage cupboard, an open archway leading to the utility.

### **Utility**

7' x 6' 8" ( 2.13m x 2.03m )

Door leading to the side garden, tiled flooring, base units in wood with marble effect worktop surfaces, tiled splashback and space for a washing machine, dishwasher and tumble dryer.

### **Conservatory**

12' 2" x 12' 1" ( 3.71m x 3.68m )

Modern conservatory with an all-weather roof, spot lights, underfloor heating throughout, stone effect flooring, French doors leading to the garden and double glazed windows to the side and rear.

### **First Floor Landing**

Carpet flooring, an airing cupboard and loft hatch.

### **Master Bedroom**

16' 1" x 10' 8" ( 4.90m x 3.25m )

Double glazed window to the front with fitted blind, one radiator, carpet flooring and a built in sliding mirrored wardrobe.

### **En Suite**

7' 4" x 6' 1" ( 2.24m x 1.85m )

Walk in shower with glass enclosure, tiled splashback, low level WC, pedestal wash hand basin, chrome heated towel rail, spot lights, extractor fan and fully tiled walls.

### **Bedroom Two**

14' 7" x 9' 5" ( 4.45m x 2.87m )

Double glazed window to the front with fitted blind, fitted down lighters, one radiator, carpet flooring and a double built in sliding wardrobe.

### **Bedroom Three**

10' 1" x 7' 6" ( 3.07m x 2.29m )

Double glazed window to the rear with fitted blind, fitted down lighters, one radiator, wood effect flooring and a double built in sliding wardrobe.

### **Bedroom Four**

10' x 7' 2" ( 3.05m x 2.18m )

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

### **Bathroom**

8' 6" x 6' 4" ( 2.59m x 1.93m )

Fully tiled walls and flooring, low level WC, pedestal wash hand basin, bath with overhead shower and glass screen, spot lights, shaver point and a double glazed window to the rear.

### **Outside:**

#### **Front Garden**

Generous frontage with a tarmac driveway providing ample off street parking for 7+ cars, a lawned area, palm trees, a side gate leading to the rear garden, water tap and outside light.

#### **Rear Garden**

Large rear garden with two side access gates, outside tap and light, a large patio seating area which wraps around the side of the property, fully enclosed border, lawned area, flower beds and a shed.

#### **Double Garage**

18' 5" x 17' 6" ( 5.61m x 5.33m )

With power, light, storage in the rafters and two up and over doors.

#### **Agents Notes**

-The garage currently has a subsidence claim going through, the garage is being monitored for movement.

-The conservatory has had a claim for subsidence in the past, all works have now been carried out and signed off by the insurance company.



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## Nine Acres, IPSWICH

- Four double bedrooms detached executive home
- En suite to master bedroom
- Large bay fronted lounge & utility room
- Conservatory with all-weather roof
- Large un-overlooked rear garden

Tenure: Freehold EPC Rating: D

**£495,000**



Please note the marker reflects the postcode not the actual property

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