



**Patteson Road, Ipswich, IP3 0BB**

**welcome to**

**Patteson Road, Ipswich**

This second floor flat is situated on the popular Ipswich Marina and benefits from a large open plan lounge/diner with Marina views, two large double bedrooms, master bedroom with en suite and built in triple wardrobe, a private wraparound balcony with Marina views and NO ONWARD CHAIN!



### **Entrance Hall**

Large hallway with Herringbone wood effect flooring, a double airing cupboard and one electric radiator.

### **Lounge/Diner**

22' 1" x 15' 5" max ( 6.73m x 4.70m max )

Stunning open plan room boasting Marina views, full length double glazed windows to the side and front, a double glazed sliding door leading to the private balcony, Herringbone wood effect flooring, two electric radiators, spot lights and TV point.

### **Balcony**

Large wraparound balcony with a glass balustrade and direct Marina views.

### **Kitchen**

11' x 6' 9" ( 3.35m x 2.06m )

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 and chrome mixer tap, integrated oven with electric hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, spot lights, tiled effect flooring and open leading to the lounge.

### **Master Bedroom**

16' 4" x 11' 2" ( 4.98m x 3.40m )

Double glazed window to the front, carpet flooring, one electric radiator, TV point and a built in triple sliding mirrored wardrobe.

### **En Suite**

6' 8" x 5' 4" ( 2.03m x 1.63m )

Enclosed WC, matching wash hand basin with chrome mixer tap, tiled splashback, a double shower with glass enclosure and panelled splashback, part tiled walls, extractor fan, spot lights and one electric heater,

### **Bedroom Two**

12' 5" x 10' 2" ( 3.78m x 3.10m )

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

### **Bathroom**

7' 2" x 6' 8" ( 2.18m x 2.03m )

Enclosed WC, matching wash hand basin with chrome mixer tap, tiled splashback, bath with overhead shower and glass screen, part tiled walls, extractor fan, spot lights and one electric heater.



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## Patteson Road, Ipswich

- Two large double bedrooms
- Master bedroom with en suite & built in triple wardrobe
- Large open plan lounge/diner with Marina views
- Private wraparound balcony with Marina views
- No onward chain

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS118911 - 0003

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