



**Waveney Road, Ipswich, IP1 5DG**

**welcome to**

**Waveney Road, Ipswich**

This end-terraced bungalow is situated in a gated development and benefits from two double bedrooms, a large lounge/diner with French doors to the garden, a modern kitchen, a generous, fully landscaped rear garden and one allocated parking space.



### **Entrance Hall**

13' x 3' 8" ( 3.96m x 1.12m )

Carpet flooring, one radiator, a storage cupboard and loft hatch.

### **Lounge**

17' x 11' 9" max ( 5.18m x 3.58m max )

Stunning, open plan lounge boasting ample natural light via double glazed windows to the rear, French doors leading to the garden, two radiators, carpet flooring and TV point.

### **Kitchen**

8' 5" x 8' 3" ( 2.57m x 2.51m )

A range of eye and base level units in green with marble effect roll top surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, grey wood effect flooring, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, a wall mounted gas fired boiler, one radiator and a double glazed window to the rear.

### **Master Bedroom**

14' 2" x 11' 1" ( 4.32m x 3.38m )

Carpet flooring, double glazed window to the front and one radiator.

### **Bedroom Two**

10' 9" x 10' ( 3.28m x 3.05m )

Carpet flooring, double glazed window to the front, one radiator and a double built in wardrobe.

### **Bathroom**

8' 6" x 6' 6" ( 2.59m x 1.98m )

Double shower with glass enclosure, tiled splashback, low level WC, vanity sink with chrome mixer tap, grey tiled flooring, partially tiled walls, one radiator and an extractor fan.

### **Outside:**

#### **Front Garden**

Entrance to the development via large double gates controlled by a key pad and fob, visitor parking space, one allocated space for the bungalow, a lawned area, enclosed border, a side gate leading to the rear garden and a pathway leading to the front door.

#### **Rear Garden**

Generous, fully landscaped rear garden with a large raised decking area, a further raised patio seating area, a lawn, an outside tap , down lighters surrounding the bungalow, a side gate and a large shed.



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## Waveney Road, Ipswich

- Two double bedrooms
- Large lounge/diner with French doors to the garden
- Modern kitchen
- One allocated parking space
- Gated development

Tenure: Freehold EPC Rating: C

**£275,000**



Please note the marker reflects the postcode not the actual property

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