



Manor Road, Ipswich, IP4 2UX

welcome to

Manor Road, Ipswich

****GUIDE PRICE £475,000-£500,000**** This well-presented detached chalet bungalow boasts four bedrooms, one on ground floor, a ground floor wet room, a first floor shower room, a large, open plan, light filled lounge/diner, kitchen, a garage, off street parking, private rear garden and NO ONWARD CHAIN!



Agents Note:

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

Entrance Porch

3' 8" x 3' 6" (1.12m x 1.07m)

Light wood effect flooring, a wall papered wall, front door, a large full height frosted double glazed window to the side and a door leading to the hall.

Entrance Hall

11' 3" x 6' 4" (3.43m x 1.93m)

Light wood effect flooring, a coat cupboard, one radiator and understairs storage space.

Ground Floor Wet Room

8' 4" x 5' 2" (2.54m x 1.57m)

This wet room has been fitted recently and boasts a low level WC, wash hand basin with chrome taps, an electric shower, stone effect flooring, part tiled walls with part panelling, a chrome Victorian style heated towel rail, extractor fan, a wall papered wall and a double glazed window to the front.

Lounge/Diner

28' x 15' 1" max (8.53m x 4.60m max)

Large, open plan lounge/diner flooded with ample natural light via full height double glazed windows to the rear, a glazed door leading to the rear garden and a further double glazed window to the front, light wood effect flooring throughout, two radiators, wall papered wall, TV point, a pantry storage cupboard, wall hung lights. the fireplace has been replaced with a wooden mantel, wooden surround, stone effect sheeting and base.

Kitchen

20' 4" x 7' 4" (6.20m x 2.24m)

Beautifully presented kitchen with double glazed windows to the rear and side, a door leading to the garden, one radiator, Victorian style tiled effect flooring, a range of eye and base level units in shaker style and oatmeal with open eye units and marble

effect worktop surfaces, a wall papered wall, a one and a half bowl sink plus drainer and chrome mixer tap, integrated oven with induction hob and extractor hood, integrated dishwasher and space for a American fridge/freezer and washing machine.

Ground Floor Bedroom Four

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed window to the rear, tiled effect flooring, one radiator and a large walk in wardrobe which is currently open with no doors.

First Floor Landing

Two Velux windows, a storage cupboard, two eaves storage cupboards and carpet flooring.

Master Bedroom

16' 4" max x 8' 9" (4.98m max x 2.67m)

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

Bedroom Two

12' 2" max x 8' 5" (3.71m max x 2.57m)

Double glazed window to the front, carpet flooring, one radiator, a double built in sliding wardrobe and a loft hatch.

Bedroom Three

10' 9" x 11' (3.28m x 3.35m)

Double glazed window to the front, carpet flooring, one radiator and a pedestal wash hand basin with chrome taps.

Shower Room

7' 4" x 5' 3" (2.24m x 1.60m)

Contemporary shower room with panelled walls, double glazed window to the rear, stone effect flooring, enclosed WC, vanity sink with chrome mixer tap, a large walk in shower with handle less glass enclosure and fitted seat, chrome heated towel rail, extractor fan and shaver point.

Outside:**Front Garden**

A partially walled border, which is in need of repair, a block paved driveway providing off street parking, a disabled access slope leading to the front door, a side gate leading through to the rear garden, giving access on both sides and a lawned area with plants.

Rear Garden

Beautifully presented, fully enclosed rear garden with a side gate giving access to both sides, a door leading to the garage, a patio seating area which wraps around the entire property, a large lawned area with curved borders, hedging and trees, fully enclosed fencing, an outside tap and a disabled access slope leading to the lounge.

Garage

15' 9" x 7' 8" (4.80m x 2.34m)

Up an over door, a door to the rear, power, light, the boiler and hot water tank.



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welcome to

Manor Road, Ipswich

- Four double bedrooms, one on ground floor
- Large open plan light filled lounge/diner
- Large open plan light filled lounge
- Contemporary kitchen
- No onward chain

Tenure: Freehold EPC Rating: C

guide price

£475,000 - £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118956 - 0004

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)