

Manor Road, Ipswich, IP4 2UX



welcome to

Manor Road, Ipswich

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" ($1.12m \times 1.07m$) 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" ($3.43m \times 1.93m$) 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' ($3.28m \times 3.35m$) 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" ($4.80m \times 2.34m$) Up an over door, a door to the rear, power, light, the boiler and hot water tank.





welcome to

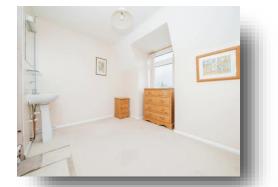
Manor Road, Ipswich

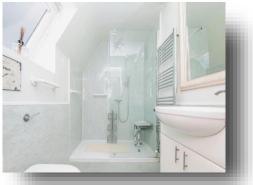
- Four double bedrooms, one on ground floor
- Large open plan light filled lounge/diner
- Large open plan light filled lounge
- Contemporary kitchen
- No onward chain

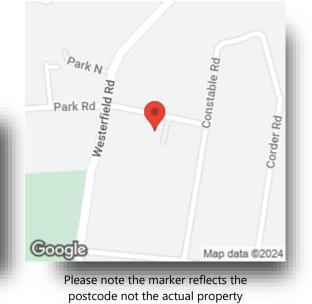
Tenure: Freehold EPC Rating: C

offers in excess of

£460,000







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Property Ref: IPS118956 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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