



Grantham Crescent, Ipswich, IP2 9PD



welcome to

Grantham Crescent, Ipswich

This luxurious four bedroom detached home is located close to Ipswich Town Centre and Train Station, boasting a modern kitchen, a separate lounge, dining room and study, a South-West facing landscaped rear garden and a double garage with off street parking.



Entrance Hall

11' 9" x 3' (3.58m x 0.91m)

Oak flooring, an understairs storage cupboard and one radiator.

Cloakroom

6' 4" x 4' (1.93m x 1.22m)

Double glazed window to the side with fitted Roman blind, tiled flooring, low level WC, wash hand basin, one grey radiator and spot lights.

Study

9' 1" x 8' 4" (2.77m x 2.54m)

Beautiful study with a double glazed box bay window to the front with fitted blind, oak flooring, one radiator and TV point.

Dining Room

10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed windows to the front and side with fitted Roman blinds, oak flooring, one radiator and suspended lights.

Lounge

16' x 12' 3" (4.88m x 3.73m)

Dual aspect double glazed windows to the side, French doors leading to the rear garden with adjacent double glazing, oak flooring, one radiator, a grey vertical wall hung radiator and TV point.

Kitchen

15' 2" x 9' 5" (4.62m x 2.87m)

Beautiful kitchen boasting a range of eye and base level units in high gloss white with black stone effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, integrated dishwasher, washing machine, fridge/freezer, double oven with induction hob and extractor hood, spot lights, one radiator, tiled flooring, a double glazed window to the rear with fitted Roman blind and a door leading to the garden.

First Floor Landing

Loft hatch, double glazed window to the side and carpet flooring.

Master Bedroom

12' 4" x 11' (3.76m x 3.35m)

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

En Suite

5' 9" x 4' 7" (1.75m x 1.40m)

Double glazed window to the side with fitted blind, tiled flooring, low level WC, vanity sink with chrome mixer tap and tiled splashback, a double shower with glass enclosure, waterfall showerhead, shower attachment and tiled splashback, chrome heated towel rail and spot lights.

Bedroom Two

14' 1" x 9' 6" (4.29m x 2.90m)

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

Bedroom Three

10' 1" x 9' 9" (3.07m x 2.97m)

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

Bedroom Four

11' 9" x 6' 9" (3.58m x 2.06m)

Double glazed window to the front with fitted Roman blind, a built in wardrobe, an airing cupboard, carpet flooring and one radiator.

Bathroom

9' 5" x 5' 1" (2.87m x 1.55m)

Enclosed WC with matching vanity sink with chrome taps, a bath with overhead shower and glass screen, fully tiled walls, tiled flooring, chrome heated towel rail, spot lights and a double glazed window to the side with fitted roller blind.

Outside:

Front Garden

A block paved driveway providing off street parking for two vehicles, a shingle area, a stoned area, flower beds and a pathway leading to the front door.

Rear Garden

Private, un-overlooked South-West facing, tiered rear garden with a large wraparound patio area, slate borders, an outside tap and light, a side gate, a door leading to the garage, raised flower beds, a retaining wall, steps up leading to the remainder of the garden, lawned areas, hedging, mature trees, flower beds and full borders.

Double Garage

17' 4" x 17' 2" (5.28m x 5.23m)

Two up and over doors, a door to the side, storage in the rafters, power, light and storage in the rafters.



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Grantham Crescent, Ipswich

- Luxurious four bedroom detached home
- Modern kitchen
- Seperate study, dining room & lounge
- South-West facing landscaped rear garden
- Double garage & off street parking

Tenure: Freehold EPC Rating: C

offers in excess of

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119226 - 0002

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