



St. Johns Road, Ipswich, IP4 5BU

welcome to

St. Johns Road, Ipswich

Attractive double bay fronted detached home situated in the East of Ipswich and benefiting from no onward chain!



Entrance Hall

13' x 4' 9" (3.96m x 1.45m)

Spacious entrance hall benefiting from carpet flooring, a radiator, under stair storage cupboard and double glazed window facing the side aspect.

Lounge

14' x 13' (4.27m x 3.96m)

Spacious bay fronted lounge boasting carpet flooring, radiator, TV point, brick feature wall with a gas fire and a double glazed bay window facing the front garden.

Dining Room

13' 7" x 11' 5" (4.14m x 3.48m)

Double glazed window facing the rear aspect, carpet flooring and radiator.

Sitting Room

19' 7" x 8' 1" Max (5.97m x 2.46m Max)

Sitting room benefiting from wood effect flooring throughout, radiator, double glazed windows to the front and side aspect and bespoke shelving.

Kitchen

10' x 7' 7" (3.05m x 2.31m)

Range of eye and base level units in high gloss White with marble effect work tops, Cream 1 and a half bowl sink with drainer unit and a chrome mixer tap, tiled backsplash, space for a fridge freezer, cooker and washing machine, tiled flooring and a double glazed window facing the rear garden.

Utility Room

7' 6" x 5' 7" (2.29m x 1.70m)

Fitted worktop with space for a large freezer and tumble dryer, tiled flooring, radiator and a double glazed window and door leading to the rear garden.

Landing

Double glazed window facing the side aspect, carpet flooring, loft hatch and a airing cupboard housing the Baxi boiler.

Master Bedroom

14' 6" x 11' 6" (4.42m x 3.51m)

Double glazed bay window facing the front aspect, original floorboards, radiator and telephone point.

Bedroom 2

13' 6" x 11' 5" (4.11m x 3.48m)

Double glazed window facing the rear aspect, carpet flooring and radiator.

Bedroom 3

7' 8" x 7' 7" (2.34m x 2.31m)

Double glazed window facing the front aspect, carpet flooring and radiator.

Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)

Low level WC, pedestal wash hand basin, bath with shower attachment, part tiled walls and wood effect flooring, radiator and a double glazed window overlooking the rear garden.

Outside:

Front Garden

Large front garden which is fully paved with retaining brick wall, steps up to the front door and a hard standing driveway with potential to increase the driveway size to the side STPP.

Rear Garden

Generous rear garden benefiting from two side access point, outside tap, raised patio area with retaining brick wall, hard standing seating area, lawn, raised flowerbeds, trees and a cherry tree, fully enclosed borders and a large shed.



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welcome to

St. Johns Road, Ipswich

- Three reception rooms
- Generous rear garden
- Off street parking
- Popular East Ipswich location
- Attractive double bay fronted home

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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