



**Devlin Road, IPSWICH, IP8 3SF**



**welcome to**

**Devlin Road, IPSWICH**

This well-presented detached home benefits from three double bedrooms, a modern first floor shower room, a conservatory with all-weather roof, a landscaped rear garden, a garage and parking.



### **Entrance Hall**

11' 2" x 3' ( 3.40m x 0.91m )

Victorian style tiled effect flooring and one radiator.

### **Kitchen**

13' 2" x 5' 8" ( 4.01m x 1.73m )

Double glazed window to the front, a door to the side, Victorian style tiled effect flooring, a half panelled wall, one radiator, a range of eye and base level units in white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, tiled splashback throughout, a wall mounted gas fired boiler and space for a fridge/freezer and washing machine.

### **Lounge**

17' 6" x 13' 6" max ( 5.33m x 4.11m max )

Beautifully presented, light filled lounge with a glazed door leading to the conservatory, a double glazed window to the rear, carpet flooring, one radiator, a gas fire with oak mantle, TV point, an understairs storage cupboard, a panelled staircase and a feature wall papered wall.

### **Conservatory**

10' 9" x 10' 1" ( 3.28m x 3.07m )

This conservatory has undergone renovations including an all-weather roof and spot lights fitted. There are double glazed windows to the rear and side, French doors leading to the garden, carpet flooring and one electric radiator. This is the perfect room for use all year round.

### **First Floor Landing**

Carpet flooring, two loft hatches and an airing cupboard.

### **Master Bedroom**

13' x 8' 4" ( 3.96m x 2.54m )

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

### **Bedroom Two**

11' 5" x 8' ( 3.48m x 2.44m )

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

### **Bedroom Three**

9' x 8' 9" ( 2.74m x 2.67m )

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

### **Shower Room**

8' x 5' 8" ( 2.44m x 1.73m )

Stylish shower room has been renovated by the current vendors and boasts fully tiled walls, low level WC, vanity sink with chrome mixer tap, a double shower with handle less glass enclosure, panelled splashback, a waterfall showerhead and further shower attachment, an extractor fan, one radiator, Herringbone wood effect flooring and double glazed window to the front.

### **Outside:**

#### **Front Garden**

Concrete imprint driveway which wraps around the side of the property leading to access to the rear garden, an outside light, a wooden canopy/covered porch and ample parking.

#### **Rear Garden**

Low maintenance, East facing rear garden with artificial grass areas, a patio seating area, stoned areas, a fully enclosed border, a side gate, an outside tap and light, a shed, raised flower beds, planters and two side access points.

#### **Garage**

18' 9" max x 8' 2" ( 5.71m max x 2.49m )

An up and over door, power and light.



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## Devlin Road, IPSWICH

- Three double bedrooms
- Modern first floor shower room
- Conservatory with all-weather roof
- Landscaped rear garden
- Garage & parking

Tenure: Freehold EPC Rating: C

**£280,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



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



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