



Ancaster Road, Ipswich, IP2 9AJ



**william
h brown**

welcome to

Ancaster Road, Ipswich

This beautiful, detached home boasts an extension to the rear creating a beautiful lounge with vaulted ceilings, two double bedrooms and one single, a modern fitted kitchen, separate dining room, impressive gardens with multiple seating areas, a garage, ample off street parking and NO ONWARD CHAIN!!



Entrance Hall

11' 7" x 10' 7" max (3.53m x 3.23m max)

Beautifully presented entrance hall with wood effect flooring, a wall papered wall, one radiator, a storage cupboard and a door leading to the front.

Lounge

14' x 12' 9" (4.27m x 3.89m)

Double glazed floor to ceiling window to the rear, a set of sliding doors leading to the rear garden, with a further double glazed window at the top making this room light and airy, carpet flooring, a pitched roof, one radiator, a wall papered wall, TV point and oak bi-fold doors leading to the dining room.

Dining Room

15' 8" x 12' 4" (4.78m x 3.76m)

Double glazed window to the side, a wall papered wall, carpet flooring, an electric fire, one radiator and oak bi-fold doors leading to the lounge.

Breakfast Room/Study

13' 7" x 8' 7" (4.14m x 2.62m)

Double glazed window to the rear, an open archway leading to the kitchen, wood effect flooring, one radiator, an airing cupboard, a storage cupboard and a further pantry cupboard.

Kitchen

11' 9" x 10' 1" max (3.58m x 3.07m max)

Large, open plan, very modern kitchen boasting a range of eye and base level units in high gloss cream with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer, dishwasher and washing machine, space for a cooker, a fitted extractor hood, one radiator, spot lights, wood effect flooring, one radiator and double glazed windows to the front and rear.

First Floor

Master Bedroom

13' 5" x 10' (4.09m x 3.05m)

Double glazed window to the front, carpet flooring, one radiator and a full wall of fitted wardrobes.

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

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

Bedroom Three

9' x 7' (2.74m x 2.13m)

Double glazed window to the side, carpet flooring, one radiator and a double built in wardrobe.

Bathroom

10' 2" x 7' 5" (3.10m x 2.26m)

Stunning four piece bathroom with dual aspect double glazed windows, Victorian style tiled effect flooring, an enclosed WC with matching vanity sink and chrome mixer tap, a bath with shower attachment and chrome mixer tap, a double shower with glass enclosure and panelled splashback, a white heated towel rail, spot lights, extractor fan and half tiled walls.

Outside:

Garage

16' 1" x 8' 2" (4.90m x 2.49m)

Double glazed window to the rear, a door to the rear garden, power, light and an up and over door.

Front Garden

Paved driveway providing ample off street parking, a tiered lawned area, hedging and surrounding trees.

Side Garden

A large patio seating area, perfect for enjoying the afternoon sun, steps up to a lawned tier with hedging and mature shrubs and plants.

Rear Garden

South facing, wraparound plot, which has been meticulously landscaped and benefits from a large lawned area, cobble stone patio areas wrapping round the side of the property, a staircase leading to the shed and further tier of the garden, hedging, trees and beautiful flowers, a raised decking area to the rear, a patio area to the rear with a retaining stone wall to the top tier, a pond and an outside tap and light, This gardener's garden is fully enclosed and private, with an un-overlooked outlook.



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welcome to

Ancaster Road, Ipswich

- No onward chain
- Modern fitted kitchen
- Two generous double bedrooms & one single
- Garage & ample off street parking
- Wraparound, South facing plot

Tenure: Freehold EPC Rating: D

guide price

£425,000 - £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118731 - 0003

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