



Boyton Road, Ipswich, IP3 9NZ

welcome to

Boyton Road, Ipswich

This well-presented semi-detached home benefits from two bedrooms, one with en suite, a ground floor bathroom, a conservatory, a utility space, a good size rear garden and off road parking for two cars. NO ONWARD CHAIN!



Entrance Hall

Double glazed window to the front, laminate flooring, a understairs storage cupboard, a further storage cupboard and doors leading to the kitchen and lounge.

Lounge

14' 4" x 11' 9" (4.37m x 3.58m)

Carpet flooring, double glazed window to the front, one radiator, patio doors leading to the conservatory and a gas fire with wooden mantle.

Kitchen

11' 2" x 8' 5" (3.40m x 2.57m)

Laminate flooring, a range of eye and base level units in wood with marble effect worktop surfaces, a white ceramic sink plus drainer and chrome mixer tap, a door leading to the conservatory and space for a cooker, washing machine, fridge, freezer and dishwasher,

Utility Space

4' 5" x 2' 9" (1.35m x 0.84m)

A base unit in wood, a white sink with chrome mixer tap and tiled splashback.

Ground Floor Bathroom

6' x 5' 2" (1.83m x 1.57m)

Low level WC, tiled flooring, one radiator, double glazed window to the rear, a bath with overhead shower and glass screen.

Conservatory

16' 1" x 6' 2" (4.90m x 1.88m)

A storage cupboard, laminate flooring, gas radiator, patio doors leading to the lounge and a large double glazed window to the rear.

First Floor Landing

Carpet flooring, a storage cupboard, a further storage cupboard and double glazed window to the front.

Master Bedroom

9' 9" x 11' 6" (2.97m x 3.51m)

Double glazed window to the front, one radiator, a storage cupboard, carpet flooring and a door leading to the en suite.

En Suite

6' 7" x 5' 3" (2.01m x 1.60m)

Tiled flooring, a shower with glass enclosure, low level WC, pedestal wash hand basin, a storage cupboard and a double glazed window to the rear.

Bedroom Two

8' 3" x 8' 4" (2.51m x 2.54m)

Carpet flooring, one radiator, double glazed window to the rear and a full wall of built in wardrobes.

Outside:

Front Garden

Concrete driveway providing off road parking for two cars with iron gates to entry, a partially fenced border and a shingle border with hedges.

Rear Garden

Two paved areas, a shingle area, a lawned area, a fully enclosed border, a green house, flower bed borders and shrubs, an hedged archway with a pathway leading to the rear of the garden, an outbuilding, small wildlife pond and water butts.



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Boyton Road, Ipswich

- No onward chain
- Two bedrooms, one with en suite
- Ground floor bathroom
- Conservatory
- Off road parking for 2 cars

Tenure: Freehold EPC Rating: D

offers in excess of

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119414 - 0004

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk