



Spenser Road, IPSWICH, IP1 6HP

welcome to

Spenser Road, IPSWICH

This impressive semi-detached home boasts four double bedrooms, a contemporary kitchen, a ground floor, modern four piece bathroom, a beautiful South facing rear garden, gated access and ample off street parking.



Entrance Hall

8' 3" max x 7' 6" (2.51m max x 2.29m)

Wood effect flooring, double glazed frosted windows to the front, a composite front door and one radiator.

Lounge

17' 5" x 11' 8" (5.31m x 3.56m)

Large, beautifully presented lounge, with French doors leading to the garden,, wood effect flooring, one radiator, TV point, spot lights, a large understairs storage cupboard and a fitted wood burner with tiled base and surround.

Kitchen

11' 8" max x 9' 9" (3.56m max x 2.97m)

A range of eye and base level units in khaki green with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, one radiator, a pantry cupboard housing the boiler, an integrated oven with gas hob and extractor hood, an integrated fridge and freezer, space for a washing machine and dishwasher, fitted down lighters, tiled flooring and double glazed windows to the front and side.

Ground Floor Bathroom

9' 2" x 8' 5" (2.79m x 2.57m)

Dual aspect double glazed windows to the side, hard tiled wood effect flooring throughout, low level WC, vanity sink with granite worktop and chrome mixer tap, a bath with central chrome mixer tap and shower attachment, a corner shower with glass enclosure, a white heated towel rail, shaver point, spot lights, an extractor fan and part tiled walls.

Ground Floor Bedroom Four

13' x 11' 4" (3.96m x 3.45m)

This large room forms part of the extension with a double glazed window to the rear, carpet flooring and one radiator. This room could be used as a second reception room or a bedroom.

First Floor Landing

Frosted double glazed window to the front, a storage cupboard, a wall papered wall, carpet flooring and loft hatch.

Master Bedroom

13' 3" x 10' 6" (4.04m x 3.20m)

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

Bedroom Two

10' 6" x 7' 9" (3.20m x 2.36m)

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

Bedroom Three

10' 2" x 7' 6" (3.10m x 2.29m)

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

Outside:

Front Garden

Impressive frontage with a gated access, brick pillars, enclosed fencing, sliding gates, a block paved driveway, a side access, a gate leading to the rear garden, lighting, a fitted bin store and ample parking space.

Rear Garden

Landscaped, South facing rear garden with a fully enclosed border, partial walled borders with pebbled detailing, a large wraparound patio seating area, a lawned area, raised flower beds with oak sleepers, a mature tree, a summer house, a cabin, a side access gate and an outside tap and light.

Cabin

10' 7" x 9' (3.23m x 2.74m)

Double doors to entry, plaster boarded walls, storage in the rafters, tiled flooring, light, power and ample sockets.



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welcome to

Spenser Road, IPSWICH

- Four double bedrooms
- Gated access & ample off street parking
- Ground floor fourth bedroom/reception room
- Modern four piece bathroom
- Beautiful South facing rear garden

Tenure: Freehold EPC Rating: D

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119545 - 0002

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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