



Dillwyn Street West, Ipswich, IP1 2HP

welcome to

Dillwyn Street West, Ipswich

This well-presented three bedroom semi-detached home benefits from two generous reception rooms, a cosy lounge with fitted electric fireplace, a modern kitchen, a ground floor bathroom, a landscaped rear garden, off street parking and a fitted EV charger.



Entrance Hall

11' 1" x 3' 4" (3.38m x 1.02m)

Stylish entrance hall with a door to the front, a further door leading to rear garden, tiled flooring and doors leading to the reception rooms.

Lounge

11' 3" x 11' 2" (3.43m x 3.40m)

Cosy lounge with a double glazed window to the front, wood effect flooring, TV point, and a contemporary electric fireplace with white stone surround and base.

Dining Room

11' 2" x 11' (3.40m x 3.35m)

A large understairs storage cupboard, housing the current vendors tumble dryer, a wall papered wall, wood effect flooring, two radiators and a double glazed window to the rear.

Kitchen

14' 6" x 6' 6" (4.42m x 1.98m)

Eye and base level units in white with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome flexi mixer tap, integrated oven with induction hob and extractor hood, tiled splashback, a cupboard housing the boiler, space for a fridge/freezer and washing machine, a door leading to the garden and a double glazed window to the side.

Ground Floor Bathroom

5' 9" x 6' 6" (1.75m x 1.98m)

Enclosed WC with matching vanity sink, a bath with overhead shower, glass screen and waterfall showerhead, spot lights, extractor fan, one radiator, part tiled walls, grey wood effect flooring and a double glazed window to the side.

First Floor Landing

Half clad walls, loft hatch and wall hung lights.

Master Bedroom

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed window to the rear, carpet flooring, one radiator, a wall papered wall and a door leading to bedroom three.

Bedroom Three

10' 7" x 6' 4" (3.23m x 1.93m)

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

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m)

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

Outside:

Front Garden

A paved driveway with a fitted EV charge point and a side access gate leading to the rear garden.

Rear Garden

Beautifully landscaped rear garden with a large paved seating area, stepping stones with a shingle border, leading to the rear of the garden, a shed with power, a summer house with power, outside tap and light, side access gates and a fully enclosed border. This garden is perfect for entertaining!



view this property online williamhbrown.co.uk/Property/IPS119808



welcome to

Dillwyn Street West, Ipswich

- Two large double bedrooms
- Two generous reception rooms
- Cosy lounge with fitted electric fireplace
- Modern kitchen
- Ground floor bathroom

Tenure: Freehold EPC Rating: D

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119808



Property Ref:
IPS119808 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk