



**Charlottes, Washbrook, Ipswich, IP8 3HZ**



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## **Charlottes, Washbrook, Ipswich**

This well-presented detached home benefits from three good-size bedrooms, a large, light filled lounge, a modern fitted kitchen, a ground floor cloakroom, a first floor bathroom with seperate WC, a garage, off street parking and a beautiful, landscaped rear garden.



### Entrance Hall

10' 5" x 5' 6" ( 3.17m x 1.68m )

Wood effect flooring, one radiator, an understairs storage cupboard and a full height, frosted double glazed window and a door to the side.

### Lounge

18' 3" x 12' 1" ( 5.56m x 3.68m )

Large double glazed window to the front with fitted blind, a further double glazed window to the side with fitted blind, carpet flooring, one radiator, TV point, wall hung lights and a gas fire with stone base, stone surround and mahogany mantel.

### Dining Room/Conservatory

19' 6" x 10' 2" max ( 5.94m x 3.10m max )

Double glazed bay window to the rear, French doors leading to the garden, a door leading to the utility, carpet flooring and two radiators.

### Utility

6' 4" x 4' 6" ( 1.93m x 1.37m )

A fitted work top, space for a washing machine and fridge/freezer, extractor fan, tiled flooring, double glazed window to the rear and a door leading to the cloakroom.

### Cloakroom

6' 7" x 3' ( 2.01m x 0.91m )

Low level WC, pedestal wash hand basin, an electric radiator, extractor fan and tiled flooring.

### Kitchen

13' 2" x 8' 4" ( 4.01m x 2.54m )

Modern kitchen with a range of eye and base level handle less units in high gloss grey with marble effect worktop surfaces, tiled splashback throughout, a grey one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with gas hob and extractor hood, an integrated fridge, freezer and dishwasher, pan draws, wood effect flooring, a door to the garden and double glazed window to the rear.

### First Floor Landing

Carpet flooring, double glazed window to the side, an airing cupboard housing the boiler and an additional storage cupboard.

### Master Bedroom

12' 3" x 12' max ( 3.73m x 3.66m max )

Double glazed window to the front, carpet flooring, one radiator, a loft hatch and a full wall of fitted wardrobes with chests of drawers.

### Bedroom Two

12' x 9' 9" ( 3.66m x 2.97m )

Double glazed window to rear, wood effect flooring, one radiator, fitted wardrobes and an additional built in wardrobe.

### Bedroom Three

9' 3" x 7' 7" ( 2.82m x 2.31m )

Double glazed window to side, wood effect flooring, one radiator and a double fitted wardrobe.

### Bathroom

6' 2" x 6' 1" ( 1.88m x 1.85m )

Double glazed window to the rear, vanity sink, a bath with shower attachment, fully tiled walls and one radiator.

### Cloakroom

5' 8" x 2' 7" ( 1.73m x 0.79m )

Low level WC, tiled flooring and double glazed window to the side.

### Outside:

#### Front Garden

A block paved driveway with parking for multiple vehicles.

#### Rear Garden

Beautiful, well-maintained rear garden with a large raised decking area off the conservatory, a side access gate, a hard standing pathway to the side leading to the rear of the garden, a lawned area, fully stocked borders, raised flower beds, hedging a shed to the rear, multiple seating areas and an outside tap and light. This garden is the perfect sunny garden, ideal for entertaining!

#### Garage

9' 8" x 8' 7" ( 2.95m x 2.62m )

An up and over door, power, light, gas and electric meters.



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## Charlottes, Washbrook, Ipswich

- Three good-size bedrooms
- Large, light filled lounge
- Modern fitted kitchen
- Ground floor cloakroom
- First floor bathroom with seperate WC

Tenure: Freehold EPC Rating: C

**£350,000**



Please note the marker reflects the postcode not the actual property

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