



**Hervey Street, Ipswich, IP4 2EU**



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## **Hervey Street, Ipswich**

This stunning, Victorian bay fronted home has undergone a no-expense spared renovation, boasting two generous first floor bedrooms, a basement third bedroom/study with cloakroom, two good size reception rooms, a contemporary first floor bathroom and a beautifully landscaped, private rear garden.



### Entrance Hall

12' 8" x 3' 2" ( 3.86m x 0.97m )

Beautiful entrance hall with Victorian style tiled flooring, one radiator and doors to both reception rooms.

### Lounge

14' 6" x 11' 6" ( 4.42m x 3.51m )

Stunning double glazed bay fronted lounge, brimming with character, benefiting from a sash bay window to the front with fitted shutters, carpet flooring, one radiator, TV point and a fireplace with a tiled base and white surround.

### Dining Room

12' 1" x 11' 7" ( 3.68m x 3.53m )

Double glazed sash window to the rear, carpet flooring, one radiator, a storage cupboard, an exposed brick chimney breast with white mantel and potential for an additional open fire.

### Kitchen

10' 4" x 8' 5" ( 3.15m x 2.57m )

Double glazed sash window to the rear, Victorian style tiled flooring, one radiator, eye and base level units in white shaker style with wooden worktop surfaces, a white ceramic one and a half bowl sink plus drainer and chrome Victorian style mixer tap, an integrated fridge/freezer, washing machine, dishwasher and fitted extractor hood, space for a cooker, tiled splashback, spot lights, bespoke shelving and a door leading to the staircase which leads to the basement.

### Basement Lobby

A door leading to the garden, a door leading to bedroom three, a door leading to the cloakroom and staircase, which leads to the kitchen.

### Basement Cloakroom

4' 7" x 3' 4" ( 1.40m x 1.02m )

Low level WC, wash hand basin, tiled splashback, a single glazed window to the side, Victorian style tiled flooring, one radiator and spot lights.

### Basement Bedroom Three/Study

9' 5" x 8' 7" max ( 2.87m x 2.62m max )

Double glazed window to the side, carpet flooring, spot lights, a built in wardrobe, one radiator, exposed brickwork painted white. This room has previously been used as a guest room and also a study.

### First Floor Landing

A storage cupboard, carpet flooring, loft hatch and a meter cupboard.

### Master Bedroom

15' 3" x 12' 2" ( 4.65m x 3.71m )

Stunning room with two double glazed sash windows to the front, both with fitted shutters, carpet flooring, one radiator and an original fireplace.

### Bedroom Two

12' 2" x 9' 6" ( 3.71m x 2.90m )

Double glazed sash window to the rear, carpet flooring, one radiator and a fireplace with tiled base.

### Bathroom

10' 5" x 8' 5" ( 3.17m x 2.57m )

Beautiful bathroom with a double glazed sash window to the rear, Victorian style tiled flooring, spot lights, loft hatch, Victorian style radiator, low level WC, part tiled walls, a vanity sink, a standalone roll top bath with central chrome taps and a shower attachment, a double shower with glass enclosure, waterfall showerhead and further shower attachment. This bathroom has been renovated to a very high standard, in-keeping with the Victorian charm, blending a contemporary twist.

### Outside:

#### Front Garden

A walled border to the front, a pathway leading to the front door and a side access gate leading to the rear garden.

#### Rear Garden

Beautifully presented, private rear garden with multiple seating areas, a wide side access with a gate and a pathway leading to the rear. To the rear there is a split level patio seating area, steps down leading to a well-kept lawned area and patio area, two sheds, mature, established curved borders, raised planters with oak sleepers and a mature tree,



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## Hervey Street, Ipswich

- No-expense spared renovation throughout
- Two good size reception rooms
- Basement third bedroom/study
- Two generous first floor bedrooms
- Beautifully landscaped, private rear garden

Tenure: Freehold EPC Rating: E

**£275,000**



Please note the marker reflects the postcode not the actual property

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