



Pretyman Road, Ipswich, IP3 9AZ

welcome to

Pretyman Road, Ipswich

This well-presented, three bedroom, semi-detached home benefits from a bay fronted lounge, an extension to the rear, creating a large kitchen/diner/snug with bi-fold doors to the rear garden, a ground floor cloakroom, a 1st floor bathroom, a large, West facing rear garden and off street parking.



Entrance Hall

11' 5" x 5' 5" (3.48m x 1.65m)

Grey wood effect flooring, one radiator and an understairs storage cupboard.

Cloakroom

4' 1" x 2' 8" (1.24m x 0.81m)

Low level WC, wash hand basin, extractor fan and grey wood effect flooring.

Lounge

13' 3" x 12' 1" (4.04m x 3.68m)

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

Kitchen/Diner/Snug

22' 3" x 16' 9" max (6.78m x 5.11m max)

Large, open plan room, which has been extended by the current vendors to create an impressive space, with bi-fold doors leading to the rear garden, two Velux windows, carpet flooring to the snug area, a dividing half wall to create a reception space, one radiator, spot lights, a pitched roof, wood effect flooring in the kitchen/diner area, eye and base level units in matte navy with white worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome flexi mixer tap, an integrated oven, microwave, induction hob and extractor hood, an integrated washing machine and fridge/freezer.

First Floor Landing

Carpet flooring, loft hatch and double glazed window to the side.

Master Bedroom

14' 1" x 10' (4.29m x 3.05m)

Double glazed bay window to the front, carpet flooring, one radiator, a wall papered wall and two double built in wardrobes.

Bedroom Two

10' x 9' 7" (3.05m x 2.92m)

Double glazed window to the rear, carpet flooring, one radiator and two built in wardrobes.

Bedroom Three

7' 6" x 6' 6" (2.29m x 1.98m)

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

Bathroom

6' 6" x 6' (1.98m x 1.83m)

Enclosed WC with matching vanity sink and chrome mixer tap, a bath with overhead shower, waterfall showerhead, shower attachment and glass screen, grey wood effect flooring, part tiled walls in a stylish blue tile, double glazed window to the rear, chrome heated towel rail, spot lights and extractor fan.

Outside:

Front Garden

A tarmac and shingle driveway, providing off street parking and a side access gate leading to the rear garden.

Rear Garden

West facing rear garden with a large, composite decking area, directly off the bi-fold doors in the kitchen, the remainder is laid to lawn, with a shed, a fully enclosed border and an outside tap and light.



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Pretyman Road, Ipswich

- Three good-sized bedrooms
- Ground floor cloakroom & 1st floor bathroom
- Extended to the rear, creating a large kitchen/diner/snug
- Bay fronted lounge
- Off street parking

Tenure: Freehold EPC Rating: C

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS116036 - 0002

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