



**Cullingham Road, Ipswich, IP1 2EG**



**welcome to**

## **Cullingham Road, Ipswich**

This well-presented, double bay fronted home has undergone a no-expense spared renovation throughout and benefits from three double bedrooms, an open plan lounge/diner with access to the garden, a modern ground floor shower room, ample on street parking and a residents communal car park.



### Entrance Hall

12' 1" x 3' ( 3.68m x 0.91m )

Painted white floorboards, one radiator and a painted staircase.

### Lounge/Diner

25' 8" x 11' 4" max ( 7.82m x 3.45m max )

Stunning, open plan room with a glazed door leading to the garden, a double glazed bay window to the front, an exposed brick pillar dividing the room into two spaces, spot lights throughout, a Victorian style radiator, a fitted wood burner with mantle and an understairs storage cupboard.

### Kitchen

9' 9" x 7' 9" ( 2.97m x 2.36m )

Contemporary kitchen with eye and base level units in matte black with white compact, marble effect worktop surfaces, a black sink plus drainer and black flexi mixer tap, an integrated dishwasher, washing machine, fridge/freezer and oven with gas hob and extractor hood, a grey vertical wall hung radiator, spot lights, a Metro tiled splashback in a black textured tile, double glazed window to the side and marble effect tiled flooring.

### Ground Floor Shower Room

7' 6" x 5' 6" ( 2.29m x 1.68m )

Modern bathroom with fully tiled walls and flooring in a stylish grey tile, double glazed window to the side and rear, enclosed WC, vanity sink, a double shower with glass enclosure, waterfall showerhead and shower attachment, an extractor fan, spot lights, chrome heated towel rail and an electric heater.

### First Floor Landing

White painted floorboards, spot lights and a loft hatch.

### Master Bedroom

14' 6" x 13' 2" max ( 4.42m x 4.01m max )

Double glazed bay window to the front, an additional double glazed window to the front, white painted floorboards, a full wall of fitted wardrobes, spot lights and a Victorian style radiator.

### Bedroom Two

12' 1" x 8' 9" ( 3.68m x 2.67m )

Double glazed window to the rear, original floorboards, a Victorian style radiator and spot lights.

### Bedroom Three

10' x 8' ( 3.05m x 2.44m )

Double glazed window to the rear, carpet flooring, a Victorian style radiator, spot lights and an airing cupboard.

### Outside:

#### Front Garden

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

#### Rear Garden

Beautifully presented, fully landscaped rear garden with a tiled walkway, a patio area, a bark seating area, a lawned area with a bark walkway leading to the side, hedging, fencing, a shed, an outside tap and light, a side gate, a cabin to the rear and down lighters.

### Cabin

11' 3" x 7' 4" ( 3.43m x 2.24m )

With power, spot lights and French doors to entry.



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## **Cullingham Road, Ipswich**

- No onward chain
- Three double bedrooms
- Modern ground floor shower room
- Open plan lounge/diner with garden access
- Ample on street parking & residents communal car park

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

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