



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

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120146 - 0003

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