



Surbiton Road, Ipswich, IP1 4AX

welcome to

Surbiton Road, Ipswich

This attractive, three bedroom, semi-detached home benefits from a large lounge/diner with open fire, a ground floor cloakroom, a modern 1st floor bathroom, a separate utility room, a beautiful, landscaped, West facing rear garden, on street parking and a COMPLETE ONWARD CHAIN!



Entrance Hall

12' x 2' 6" (3.66m x 0.76m)

Wood effect flooring, one radiator and an open archway leading to the lounge/diner.

Lounge/Diner

25' 2" x 13' 6" max (7.67m x 4.11m max)

Large, open plan room with double glazed bay window to the front, a further double glazed window to the rear, wood effect flooring throughout, two radiators, an open fire with tiled base and brick surround, fitted shelving to the side of the chimney breast, TV point, an understairs storage cupboard and space,

Kitchen

12' 9" x 7' 4" (3.89m x 2.24m)

Double glazed window to the side, a door leading to the garden, tiled flooring throughout, spot lights, eye and base level units in high gloss cream with wood effect worktop surfaces, one radiator, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated oven with induction hob and extractor hood, space for a dishwasher and fridge/freezer.

Utility Room

5' 4" x 4' 4" (1.63m x 1.32m)

Space for a washing machine and tumble dryer, a fitted worktop, a wall mounted gas fired boiler, tiled flooring and a door leading to the cloakroom.

Cloakroom

5' 1" x 2' 4" (1.55m x 0.71m)

Low level WC, wash hand basin, tiled flooring, one radiator and double glazed window to the side.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

13' 7" max x 10' 3" (4.14m max x 3.12m)

Dual aspect double glazed windows to the front, carpet flooring and two radiators.

Bedroom Two

9' 2" x 8' 6" (2.79m x 2.59m)

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

Bedroom Three

8' 9" x 7' 5" (2.67m x 2.26m)

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

Bathroom

8' 4" x 4' 8" (2.54m x 1.42m)

Contemporary bathroom with part tiled walls, grey Herringbone wood effect flooring, low level WC, pedestal wash hand basin, a bath with overhead shower, waterfall showerhead and glass screen, chrome heated towel rail, spot lights and extractor fan.

Outside:

Front Garden

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

Rear Garden

Beautifully landscaped, West facing rear garden, benefiting from the afternoon and late evening sun, a large patio seating area, a shed, an outside tap and light, a side access gate, a shingle seating area, a lawned area, raised flower beds, two raised planters, step up to a raised patio seating area with pergola and further raised flower beds.



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welcome to

Surbiton Road, Ipswich

- Three good-sized bedrooms
- Lounge/diner with open fire
- Ground floor cloakroom & modern 1st floor bathroom
- Seperate utility room
- Beautiful, landscaped, West facing rear garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

IPS118903 - 0002

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