

Meridian Rise, Ipswich IP4 2GF



#### welcome to

#### Meridian Rise, Ipswich

This stunning Town House boasts four large double bedrooms, an incredible kitchen/diner with elevated views and private balcony, an impressive master suite with en suite and private balcony, a beautiful rear garden with hot tub and bespoke fitted bar, a garage/gym and a luxury entertainment suite.













#### **Entrance Hall**

17' 8" x 7' 5" ( 5.38m x 2.26m ) Beautiful entrance hall, filled with natural light, with grey wood effect flooring, one radiator, double glazed window to the side, partially panelled walls, wall hung lights and a door leading to the garage/gym.

#### Garage/Gym

22' 5" x 9' 7" ( 6.83m x 2.92m ) An up and over door, spot lights, power and ample storage space to the front of the garage. This garage is currently used as a gym, with commercial equipment (to stay) matting and full length mirror.

#### Cloakroom

5' 8" x 4' (1.73m x 1.22m)

Low level WC, pedestal wash hand basin, spot lights, extractor fan, grey wood effect flooring, one radiator and double glazed window to the front.

#### **Kitchen/Diner**

28' 5" x 10' 5" ( 8.66m x 3.17m )

Stunning, open plan kitchen/diner, perfect for entertaining, with elevated views across lpswich, double glazed windows to the side and rear, French doors leading to the private balcony, grey wood effect flooring throughout, two radiators, TV point, eye and base level units in a light wood effect with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer, washing machine, dishwasher and double oven with gas hob and extractor hood, a boxed in boiler, spot lights and fitted blinds.

#### Balcony

8' 9" x 2' 7" ( 2.67m x 0.79m ) Directly off the kitchen.

#### Lower Ground Floor Luxury Entertainment Suite

22' 1" x 13' 8" max ( 6.73m x 4.17m max ) Double glazed window to the rear, French doors leading to the garden, a large understairs storage cupboard, which is currently used as a study area, grey wood effect flooring throughout, a pool table (to stay), two radiators and spot lights. This fantastic room is currently used as a games room but could be used as an additional bedroom, snug or annex.

#### Bar

10' 5" x 5' 1" (  $3.17m \times 1.55m$  ) A fitted bar with a breakfast bar area and stools, a freezer and two fridges to stay and suspended lights. This bar is adjacent to the entertainment suite.

#### **First Floor Landing**

Carpet flooring, one radiator and double doors leading to the lounge.

#### Lounge/Snug

28' 4" x 13' max ( 8.64m x 3.96m max ) Three double glazed windows to the rear, an additional double glazed window to the front, carpet flooring throughout, two radiators, double doors leading to the hall, a wall papered wall and a central bioethanol fire, This open plan room is currently used as two seperate spaces, a lounge and a snug.

#### **Master Bedroom**

15' x 14' 7" max (  $4.57m \times 4.45m \max$  ) Beautiful master suite with double glazed windows to the front, French doors leading to the private balcony, carpet flooring, one radiator, TV point and a door leading to the en suite.

#### En Suite

6' 8" x 6' 1" ( 2.03m x 1.85m )

Double glazed window to the front, grey wood effect flooring, low level WC, pedestal wash hand basin, a shower with glass enclosure and tiled splashback, pat tiled walls, extractor fan, spot lights and shaver point.

#### **Second Floor Landing**

Carpet flooring, loft hatch and an airing cupboard.

#### Bathroom

7' 2" x 6' 4" (2.18m x 1.93m) Low level WC, pedestal wash hand basin, a bath with

shower attachment, part tiled walls, wood effect flooring, one radiator, extractor fan and spot lights.

#### **Bedroom Two**

15' 3" x 9' 9" (  $4.65m \times 2.97m$  ) Dual aspect double glazed windows to the front, carpet flooring, one radiator and a door leading to the en suite.

#### En Suite

6' 5" x 6' 2" ( 1.96m x 1.88m ) Low level WC, pedestal wash hand basin, double shower with glass enclosure, spot lights, extractor fan, part tiled walls, grey wood effect flooring and one radiator.

#### **Bedroom Three**

11' 2" x 8' 1" ( 3.40m x 2.46m ) Double glazed window to the rear, carpet flooring and one radiator.

#### **Bedroom Four**

10' 5" x 7' 5" ( 3.17m x 2.26m ) Double glazed window to the rear, carpet flooring, one radiator and elevated views.

#### Outside: Front Garden

A tarmac driveway providing off street parking for two large vehicles, a path leading to the front door with buxus balls and white stones, creating a beautiful border.

There is a seperate piece of land to the side which does not belong to the property, but has been thoroughly maintained by the current vendor. There is potential to extend the driveway onto the path to create an additional two parking spaces.

#### **Rear Garden**

A raised, un-overlooked, North-West facing rear garden, benefiting from the afternoon sun, a large raised patio seating area, directly off the entertainment suite, an outside tap and steps down to the remainder of the garden, where there is high grade artificial grass with steps leading to a raised



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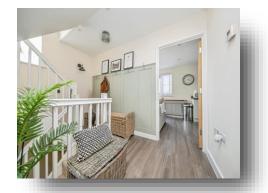
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### **Meridian Rise, Ipswich**

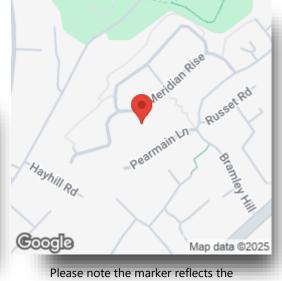
- Previous Show Home
- Over 2500 sq ft of living accommodation
- Four large double bedrooms
- Luxury entertainment suite
- Ground floor cloakroom, 1st floor bathroom & two en suite's

Tenure: Freehold EPC Rating: Awaited Council Tax Band: E

# guide price **£525,000**







postcode not the actual property



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