



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 Ipswich, 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 x 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 separate spaces, a lounge and a snug.

Master Bedroom

15' x 14' 7" max (4.57m x 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 x 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 separate 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



view this property online williamhbrown.co.uk/Property/IPS120168



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS120168](https://www.williamhbrown.co.uk/Property/IPS120168)



Property Ref:
IPS120168 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)