



Badgers Bank, Ipswich, IP2 9EN

welcome to

Badgers Bank, Ipswich

This well-presented, detached home benefits from four double bedrooms, a ground floor shower room, a 1st floor bathroom, a large dining room, to the back of the property, a beautiful, South-East facing rear garden, ample off street parking and potential for further parking.



Entrance Porch

2' 1" x 4' 4" (0.64m x 1.32m)

A door leading to the hall.

Entrance Hall

9' 8" x 8' 5" max (2.95m x 2.57m max)

Wood effect flooring and one radiator.

Ground Floor Shower Room

9' 3" x 4' 2" (2.82m x 1.27m)

Low level WC, vanity sink, a shower with glass enclosure and tiled splashback, chrome heated towel rail, one radiator, fully tiled walls, tiled flooring and double glazed window to the rear.

Lounge

20' 9" x 12' max (6.32m x 3.66m max)

Two double glazed windows to the front, allowing ample natural light, tiled effect flooring, one radiator, TV point, understairs storage cupboard and wall hung lights.

Dining Room

18' 5" x 11' 7" (5.61m x 3.53m)

Stunning dining room, adjacent to the kitchen, with double glazed sliding doors leading to the garden, wood effect flooring and one radiator.

Kitchen/Breakfast Room

18' 5" x 9' (5.61m x 2.74m)

Double glazed windows to the side and rear, tiled effect flooring, one radiator, a storage cupboard, eye and base level units in cream with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated oven with electric hob and extractor hood and space for a fridge/freezer, dishwasher and washing machine.

First Floor Landing

An airing cupboard, carpet flooring and double glazed window to the side.

Master Bedroom

12' 1" x 11' 1" (3.68m x 3.38m)

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

Bedroom Two

11' 1" x 8' 4" (3.38m x 2.54m)

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

Bedroom Three

11' 3" x 11' (3.43m x 3.35m)

Double glazed window to the front, carpet flooring and one radiator,

Bedroom Four

12' 6" x 9' 7" max (3.81m x 2.92m max)

Double glazed window to the side, carpet flooring and one radiator,

Bathroom

7' x 5' 5" (2.13m x 1.65m)

First Floor Bathroom

7' x 5' 5" (2.13m x 1.65m)

Low level WC, pedestal wash hand basin, a corner bath with shower attachment, fully tiled walls and double glazed window to the side.

Outside:

Front Garden

A hard standing driveway to the front, providing ample off street parking, a beautiful lawned area with shrub borders and hedging, a mature tree, a side access leading to the rear garden and an up and over door leading to the garage.

Garage

31' 3" x 10' 5" (9.53m x 3.17m)

Double glazed window to the rear, an up and over door to entry, a door to the side, light and power. This garage has been extended and is currently split into two halves.

Rear Garden

Beautifully presented, South-East facing, un-overlooked rear garden with a large patio seating area, a lawned area, which stretches to the rear of the property with mature tree borders, an outside tap and light, fully enclosed, a side access, a raised patio area and a shed to the rear.



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welcome to

Badgers Bank, Ipswich

- **Open House Event Saturday 17th May 1pm-2pm**
- No onward chain
- Four double bedrooms
- Ground floor shower room & 1st floor bathroom
- Ample off street parking & potential for further parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120067 - 0002

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