



**The Albany, Ipswich IP4 2TP**



**welcome to**

## **The Albany, Ipswich**

This well-presented, detached bungalow benefits from three large double bedrooms, a large lounge, a beautiful sun room, a kitchen/breakfast room, a seperate dining room, a double garage, an in & out driveway, a flat, wraparound garden and NO ONWARD CHAIN!



### Entrance Porch

7' 6" x 4' 2" ( 2.29m x 1.27m )

Tiled flooring and a door leading to the hall.

### Entrance Hall

17' x 9' 7" ( 5.18m x 2.92m )

Carpet flooring and a large storage cupboard.

### Cloakroom

Enclosed WC, vanity sink, part tiled walls, shaver point, under floor heating and double glazed window to the side.

### Lounge

27' 4" x 16' 2" ( 8.33m x 4.93m )

Double glazed windows to the side, carpet flooring with under floor heating, a gas fire with brick surround, TV point and wall hung lights.

### Dining Room

12' 9" x 10' 7" ( 3.89m x 3.23m )

Double glazed doors leading to the sun room and carpet flooring with under floor heating.

### Sun Room

10' 2" x 8' 1" ( 3.10m x 2.46m )

Double glazed window to the side, doors leading to the garden and dining room and wall hung lights. This room is perfect for enjoying the afternoon sun!

### Kitchen/Breakfast Room

18' 7" x 10' 3" ( 5.66m x 3.12m )

Eye and base level units in cream with stone effect worktop surfaces, a white one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, space for appliances, double glazed window to the front and tiled flooring.

### Study

11' 1" x 8' 7" ( 3.38m x 2.62m )

Double glazed window to the side, storage units and cupboards, carpet flooring with under floor heating.

### Utility Room/Out House

18' 3" x 5' 4" ( 5.56m x 1.63m )

A door leading to the double garage, a door leading to the garden and ample space for appliances. This room could be used as a workshop.

### Main House Utility Room

9' 5" x 8' 1" ( 2.87m x 2.46m )

Base units in cream with a sink, ample storage space, space for appliances, tiled flooring, spot lights, tiled splashback and a door leading to the garden.

### Inner Hall

8' 4" x 4' 1" ( 2.54m x 1.24m )

Tiled flooring, a large storage cupboard, double glazed window to the front, a door leading to the double garage and a walkway.

### Master Bedroom

20' 2" x 12' 5" ( 6.15m x 3.78m )

Double glazed window to the rear, carpet flooring, fitted wardrobes, chests of drawers and vanity units, under floor heating, TV point and a door leading to the en suite.

### En Suite

7' 5" x 7' 4" ( 2.26m x 2.24m )

Enclosed WC, a bidet, a vanity sink, a shower, chrome heated towel rail, extractor fan and double glazed window to the side.

### Bedroom Two

15' 9" x 14' 3" ( 4.80m x 4.34m )

Double glazed window to the side, carpet flooring and under floor heating, fitted wardrobes and chests of drawers and TV point.

### Bedroom Three

11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed window to the side and carpet flooring with under floor heating.

### Bathroom

8' 7" x 7' 2" ( 2.62m x 2.18m )

Enclosed WC, a vanity sink, a bath, a shower with glass enclosure, chrome heated towel rail, fully tiled walls, shaver point and extractor fan.

### Outside

Solar panels on the roof.

### Front Garden

A block paved, in and out driveway with a walled border, providing ample off street parking, a side access gate, fitted outside lights and an up and over door to the double garage.

### Double Garage

18' 4" x 18' 2" ( 5.59m x 5.54m )

Power, light, loft hatch and an electric roller door.

### Rear Garden

Flat, wraparound plot with a large lawned area to the rear of the garden, multiple patio seating areas, raised flower beds, hedged borders, brick planters, an outside tap and light and a fully enclosed border.



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## **The Albany, Ipswich**

- No onward chain
- Three large double bedrooms
- A study
- Kitchen/breakfast room & separate dining room
- Large lounge & beautiful sun room

Tenure: Freehold EPC Rating: F  
Council Tax Band: G

offers in excess of

**£600,000**



Please note the marker reflects the  
postcode not the actual property

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