



**Constable Road, Ipswich, IP4 2UZ**

**welcome to**

**Constable Road, Ipswich**

This characterful, semi-detached home boasts five double bedrooms, an Orwell hand-crafted kitchen, fitted wood burners to the lounge and snug, a large cellar space, with potential for conversion, potential for further bedrooms in the loft spaces and beautifully landscaped front and rear gardens.



### **Entrance Hall**

25' 4" x 4' 9" ( 7.72m x 1.45m )

Carpet flooring, one radiator, a stained glass window to the front, a door to the front with panelled inserts and a panelled staircase.

### **Lounge**

17' 3" x 13' 4" ( 5.26m x 4.06m )

Beautiful, double glazed, sash bay window to the front, carpet flooring, one radiator, TV point and a fitted wood burner with stone base and surround.

### **Snug**

12' 9" x 12' ( 3.89m x 3.66m )

French doors leading to the garden, carpet flooring, one radiator, a fitted wood burner with stone base and TV point.

### **Dining Room**

13' 4" x 10' 9" ( 4.06m x 3.28m )

Two double glazed sash windows to the side, original floorboards, one radiator, wall hung lights, two fitted cabinets, original built in cabinets and a wall papered wall.

### **Ground Floor Shower Room**

6' 8" x 6' 9" ( 2.03m x 2.06m )

Double glazed sash window to the side, low level WC, pedestal wash hand basin, a walk in shower with handle less glass enclosure, a Japanese style panelled splashback, a waterfall showerhead and further shower attachment, a grey heated towel rail, wood effect flooring, spot lights and extractor fan.

### **Cellar**

18' 3" x 12' 5" ( 5.56m x 3.78m )

Large cellar, split into three rooms, providing ample storage space with windows, a coal hatch, a utility space with fitted worktop, space for appliances, power and spot lights.

### **Kitchen**

15' 7" x 10' 3" ( 4.75m x 3.12m )

Herringbone flooring, an arched window to the rear, a door to the side, one radiator, an Orwell hand-made kitchen with granite worktop surfaces, a white, ceramic one and a half bowl sink plus drainer and chrome mixer tap, a cooker to stay, an integrated dishwasher, space for an American fridge/freezer, loft hatch and one radiator.

### **First Floor Landing**

Carpet flooring, an internal window to the bathroom and one radiator.

### **Master Bedroom**

17' 4" max x 13' 2" ( 5.28m max x 4.01m )

Double glazed sash bay window to the front, one radiator, carpet flooring and a fireplace with original tiling.

### **Bedroom Two**

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazed sash window to the rear, carpet flooring, one radiator and a fireplace with original tiling.

### **Bedroom Three**

13' x 12' 2" ( 3.96m x 3.71m )

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

### **Bathroom**

10' 4" x 7' ( 3.15m x 2.13m )

Two double glazed sash windows to the side, low level WC, vanity sink, a bath with shower attachment, chrome heated towel rail, part tiled walls, shaver point and an internal window to the landing.

### **Bedroom Four**

9' 8" x 5' 2" ( 2.95m x 1.57m )

Double glazed sash window to the front, carpet flooring and a full wall of fitted wardrobes. Currently used as a walk in wardrobe, but could also be used as a fantastic nursery or bedroom.

### **Second Floor Landing**

A Velux window and carpet flooring.

### **Bedroom Five**

19' 2" max x 11' 5" ( 5.84m max x 3.48m )

Double glazed window to the rear, carpet flooring, one radiator, a fireplace and two storage cupboards in the eaves,

### **Loft Room**

20' 3" x 9' 4" ( 6.17m x 2.84m )

A Velux window, power and light. Currently used for storage but could be converted to another bedroom.

### **Store**

28' x 5' ( 8.53m x 1.52m )

Currently used as a walk in wardrobe, but could be converted to a small study or potentially a bathroom for the top floor.

### **Outside:**

#### **Front Garden**

A block paved driveway providing off street parking, with beautiful curved borders, a walled frontage with brick pillars, creating an impressive entrance, a side access gate leading to the rear garden, raised flower beds and hedging.

#### **Rear Garden**

This un-overlooked rear garden has been fully landscaped by the current vendors, with a raised patio seating area, a mature tree border, access to the kitchen, a side access gate, an outside tap, light and power, a partially walled and partially fenced border, a shed, steps down to the lawned area, a surrounding brick wall, a further lawned area, a further patio area to the rear of the property, a pergola, raised flower beds and curved borders.



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## Constable Road, Ipswich

- Complete onward chain
- Five large double bedrooms
- Characterful property with a contemporary twist
- Orwell hand-crafted kitchen
- Large cellar space, with potential for conversion

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£650,000 - £700,000**



Please note the marker reflects the postcode not the actual property

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