



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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Property Ref:

IPS120190 - 0002

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