



**Violet Close, Ipswich, IP2 0PL**



**welcome to**

## **Violet Close, Ipswich**

This well-presented, mid-terraced home benefits from four good-sized bedrooms, a modern kitchen with oak worktops, a beautifully presented lounge, a ground floor bathroom and a South facing rear garden.



### Entrance Hall

14' 2" x 6' 2" max ( 4.32m x 1.88m max )

Carpet flooring, one radiator, an understairs storage cupboard and double glazed window to the front.

### Lounge

14' x 13' ( 4.27m x 3.96m )

Double glazed window to the front, carpet flooring, one radiator, TV point and two bespoke fitted cabinets with shelving.

### Kitchen

13' x 8' 1" ( 3.96m x 2.46m )

Double glazed window to the rear, a door leading to the garden, spot lights, Victorian style tiled effect flooring, eye and base level units in high gloss cream with oak worktop surfaces, a butler sink with chrome mixer tap, an integrated oven, microwave, induction hob and extractor hood, space for a washing machine and American fridge/freezer.

### Ground Floor Bathroom

8' 2" x 6' 2" ( 2.49m x 1.88m )

Low level WC, vanity sink, double glazed window to the rear, a bath with overhead shower and foldable glass screen, marble effect flooring, fully tiled walls, extractor fan and white heated towel rail.

### First Floor Landing

Carpet flooring and loft hatch.

### Master Bedroom

12' x 11' 1" ( 3.66m x 3.38m )

Double glazed window to the front, carpet flooring, one radiator and a full wall of built in wardrobes.

### Bedroom Two

13' 2" x 8' 3" ( 4.01m x 2.51m )

Double glazed window to the rear, carpet flooring, one radiator and a double built in wardrobe.

### Bedroom Three

8' 5" x 8' 4" ( 2.57m x 2.54m )

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

### Bedroom Four

10' 7" x 7' ( 3.23m x 2.13m )

Double glazed window to the front, carpet flooring, one radiator, a wall papered wall and an airing cupboard.

### Outside:

#### Front Garden

A block paved driveway, a side gate leading to the tunnel terrace and rear garden.

#### Rear Garden

Beautiful, South facing garden with a side access via a tunnel terrace, a side gate, a hard standing seating area with a retaining brick wall border and fence, a summer house, steps up leading to the remainder of the garden, with a central path leading to the rear of the garden, two sheds with power, a brick shed, an artificial grass area and a fully enclosed border.



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## Violet Close, Ipswich

- Four good-sized bedrooms
- Ground floor bathroom
- Modern kitchen with oak worktops
- Beautifully presented lounge
- South facing rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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