



**Newberry Road, Bildeston, Ipswich, IP7 7ES**



**welcome to**

**Newberry Road, Bildeston, Ipswich**

This well-presented, mid-terraced home is situated in a quiet cul-de-sac and benefits from two double bedrooms and one single, a conservatory, a separate study, a 1st floor bathroom, field views to the rear and off street parking.



### Entrance Hall

20' 2" x 5' 9" ( 6.15m x 1.75m )

Wood effect flooring throughout, double glazed window to the side, an understairs storage cupboard and one radiator.

### Kitchen

12' 5" x 7' 8" ( 3.78m x 2.34m )

Eye and base level units in white with grey stone effect worktop surfaces, tiled splashback, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, space for a washing machine. fridge/freezer and cooker, tiled flooring and double glazed window to the front.

### Lounge

14' x 12' 7" ( 4.27m x 3.84m )

Double glazed, sliding doors leading to the conservatory, carpet flooring, one radiator and TV point.

### Utility/Study

7' 2" x 6' ( 2.18m x 1.83m )

A door leading to the garden and wood effect flooring.

### Conservatory

10' 2" x 7' 6" ( 3.10m x 2.29m )

Double glazed windows to the side and rear, a door leading to the garden and wood effect flooring.

### First Floor Landing

Carpet flooring, loft hatch and a storage cupboard.

### Master Bedroom

12' 6" x 10' 3" max ( 3.81m x 3.12m max )

Double glazed window to the rear, with field views, a built in wardrobe, an additional double built in wardrobe and carpet flooring.

### Bedroom Two

9' 9" x 9' 2" ( 2.97m x 2.79m )

Double glazed window to the front, carpet flooring and a double built in wardrobe.

### Bedroom Three

9' 4" x 5' 5" ( 2.84m x 1.65m )

Double glazed window to the rear, with field views, carpet flooring and a sliding door to entry.

### Bathroom

8' 7" x 5' 6" ( 2.62m x 1.68m )

Dual aspect double glazed windows to the front, chrome heated towel rail, tiled effect flooring, low level WC, pedestal wash hand basin, a corner bath with shower attachment, partially tiled wall and spot lights.

### Outside:

#### Front Garden

A block paved driveway, providing off street parking and an outside tap.

#### Rear Garden

Fully enclosed rear garden, with field views to the rear and a shed. This garden is perfect for entertaining!



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## **Newberry Road, Bildeston, Ipswich**

- Two double bedrooms & one single
- Conservatory & seperate study
- 1st floor bathroom
- Off street parking
- Field views to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

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