



Berners Street, Ipswich, IP1 3LN

welcome to

Berners Street, Ipswich

**** GUIDE PRICE £450,000 - £475,000 **** This beautiful Town House is a must see! Boasting three, large, double bedrooms, a stunning basement kitchen/diner, a beautifully landscaped, West facing rear garden and off street parking! NO ONWARD CHAIN!!



Location:

Berners Street is a prestigious road, situated in between Ipswich Town Centre and Christchurch Park. There are beautiful Town Houses surrounding this property, which is a short walk to Ipswich Town Centre, Christchurch Park, Ipswich School, shops, bars and restaurants. Ipswich Mainline Train Station is a 12 minute walk away, there are mainline trains into London Liverpool Street.

Entrance Hall

24' x 7' 5" max (7.32m x 2.26m max)

Stunning entrance hall with Herringbone wood effect flooring, vertical wall hung radiators, spot lights, wall hung lights, an internal window to the study, pocket doors leading to the lounge and a staircase leading to the landing and basement.

Study

10' 5" x 6' (3.17m x 1.83m)

Beautiful study, which is light and airy, with stunning views across the West facing rear garden, French doors, Herringbone wood effect flooring, a Victorian style radiator, an internal window to the hall and a fitted chandelier.

Basement Kitchen/Diner

22' 6" max x 17' 1" (6.86m max x 5.21m)

High spec kitchen with a range of eye and base level units in grey shaker style with gold handles, marble worktop surfaces throughout, a central island with a waterfall marble counter top, space for two stools and storage underneath, a marble splashback, a dual butler sink with gold mixer tap, a large storage cupboard, ample space for a table and chairs, pocket doors leading to the cloakroom, windows to the front and rear, a door leading to the front garden, an integrated Samsung dishwasher, a Samsung electric hob and extractor hood, two Smeg integrated ovens, an integrated Hotpoint washing machine, space for an American fridge/freezer, suspended lights over the island, spot lights and natural stone Herringbone flooring throughout, which is a stunning addition!

Basement Cloakroom

10' 4" x 4' 2" (3.15m x 1.27m)

Pocket doors to entry, a window to the rear, an enclosed WC with textured tiling and gold flush, a suspended sink with gold mixer tap, overhead lights, natural stone Herringbone flooring, a Victorian style radiator and wall hung lights.

Lounge

23' 5" x 14' 3" max (7.14m x 4.34m max)

Long, sweeping lounge, with pocket doors to entry, Herringbone wood effect flooring throughout, an original fireplace with original tiling and marble surround, an airing cupboard housing the boiler, two Victorian style radiators, wall hung lights, a fitted chandelier and sash windows to the front and rear.

First Floor Landing

Carpet flooring, a Victorian style radiator and a suspended light.

Master Bedroom

14' 9" x 12' 1" max (4.50m x 3.68m max)

Spacious master bedroom with a sash window to the front, carpet flooring, a Victorian style radiator, a curved wall, wall hung lights, a fitted chandelier, TV point, a storage cupboard under the stairs and a door leading to the en suite.

En Suite

5' 6" x 5' 2" (1.68m x 1.57m)

Fully tiled marble effect walls and flooring, a corner shower with green Herringbone tiling, a gold enclosure, gold waterfall showerhead, mood lighting, a tiled alcove and shower attachment, an enclosed WC with gold flush, a sage green vanity sink with gold mixer tap, gold heated towel rail, extractor fan, spot lights and an integrated toothbrush charger.

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

Sash window to the rear, carpet flooring, a Victorian style radiator, wall hung lights and a fitted chandelier.

Bathroom

9' 8" x 5' 8" (2.95m x 1.73m)

Unique bathroom, forming part of the extension, with an integrated sky light, fully tiled walls in a white marble effect, a feature tiled, textured wall to the rear, tiled flooring, a window to the rear, spot lights, extractor fan, a toothbrush charger, low level WC, a vanity sink with gold mixer tap, a standalone, roll top bath with a standalone black mixer tap and shower attachment, a light up, de-mist mirror and a black, Victorian style heated towel rail.

Second Floor

Bedroom Three

16' 2" x 13' 4" (4.93m x 4.06m)

Spacious bedroom with a separate staircase to entry, windows to the front and rear, sloping ceilings, carpet flooring, Victorian style radiator, wall hung lights, spot lights and a TV point with space for a large TV.

Outside:

Front Garden

A brand new driveway with parking for 2 vehicles, steps down to the kitchen, steps up to the front door, where there are fitted stone covers with a black cast iron railing.

Rear Garden

West facing, relatively un-overlooked rear garden with steps down from the study, a fully enclosed border with slat fencing either side, a walled border to the rear, raised planters, freshly planted trees, a bark area, a patio area off the study, a sunken decked area, an outside tap and light, the remainder of the garden is laid to lawn.



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welcome to

Berners Street, Ipswich

- Sympathetically restored & refurbished throughout, to a very high standard
- No onward chain
- Three bedroom Town House with a double storey extension
- Stunning basement kitchen/diner
- Ground floor cloakroom, 1st floor bathroom & en suite

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

guide price

£450,000 – £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120355 - 0003

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