

**Orwell View Road, Shotley, Ipswich, IP9 1NW** 

## welcome to

# **Orwell View Road, Shotley, Ipswich**

This well-presented, semi-detached home benefits from three double bedrooms, a large open plan kitchen/diner, a ground floor garage conversion, a South-West facing rear garden and off street parking.













#### **Agents Note:**

Please note this property is steel frame construction.

#### **Entrance Porch**

5' 4" x 4' 5" ( 1.63m x 1.35m )

Tiled flooring and double glazed window to the front.

## Lounge

17' 6" x 10' 9" ( 5.33m x 3.28m )

Double glazed window to the front, two radiators, wood effect flooring, TV point and an archway leading to the kitchen.

## Kitchen/Diner

26' 3" x 8' (8.00m x 2.44m)

Open plan room with double glazed window to the rear, a door leading to the side garden, further sliding doors leading to the garden, one radiator, Porcelain slate tiled flooring, eye and base level units in country style white with white marble effect worktop surfaces, a grey one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, space for a cooker, fridge/freezer, washing machine and tumble dryer.

## **Third Reception**

14' 9" x 8' 7" ( 4.50m x 2.62m )

A fitted window, Porcelain tiled flooring, spot lights, one electric radiator and double glazed window to the front.

## **First Floor Landing**

Carpet flooring, spot lights, loft hatch and fitted shelving.

## **Master Bedroom**

12' 6" x 10' 6" ( 3.81m x 3.20m )

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

#### **Bedroom Two**

12' 2" x 8' 5" ( 3.71m x 2.57m )

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

#### **Bedroom Three**

10' 8" x 8' 5" ( 3.25m x 2.57m )

Double glazed window to the front, carpet flooring, one radiator, a built in wardrobe

#### **Bathroom**

11' 6" x 5' 5" ( 3.51m x 1.65m )

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, part tiled walls in a quartz sparkle tile, grey wood effect flooring, chrome heated towel rail, spot lights, shaver point and two double glazed windows to the rear.

#### **Outside:**

#### **Front Garden**

A driveway, a lawned area and a side access.

#### **Rear Garden**

South-West facing rear garden with a patio area, a lawned area, raised flower beds, a breeze block shed and a side access.





## welcome to

## **Orwell View Road, Shotley Ipswich**

- Three double bedrooms
- Garage ceonversion to third reception room
- Large open plan kitchen/diner
- South-West facing rear garden
- Off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £275,000







Map data @2025

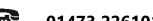
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120451



Property Ref: IPS120451 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



Ipswich@williamhbrown.co.uk

16-18 Wolsey House, Princes Street, IPSWICH, Suffolk, IP1 1QT

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.