



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.



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Orwell View Road, Shotley, Ipswich

- Three double bedrooms
- Garage conversion 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

guide price

£265,000 - £275,000



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