



**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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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

guide price

**£265,000 - £275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120451 - 0007

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