



**Westholme Road, Ipswich, IP1 4HQ**



**welcome to**

## **Westholme Road, Ipswich**

This well-presented, semi-detached home benefits from three good-size bedrooms, a bay fronted lounge, a separate dining room, a utility room, a ground floor cloakroom, a 1st floor bathroom, a beautiful, un-overlooked, South facing rear garden and off street parking.



### Entrance Hall

13' 1" x 5' 4" ( 3.99m x 1.63m )

Carpet flooring and one radiator.

### Cloakroom

4' 6" x 2' 5" ( 1.37m x 0.74m )

Low level WC, wash hand basin and double glazed window to the side.

### Lounge

13' 7" x 12' 5" ( 4.14m x 3.78m )

Double glazed bay window to the front, carpet flooring, one radiator, a feature grey brick centre piece and TV point.

### Dining Room

13' 1" x 10' 6" ( 3.99m x 3.20m )

Double glazed window to the rear, French doors leading to the garden, carpet flooring, one radiator and TV point.

### Kitchen

9' 7" x 7' ( 2.92m x 2.13m )

Eye and base level units in cream with granite overlay worktop surfaces in black sparkle, an inset sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a dishwasher, fridge, freezer and washing machine, tiled splashback, an opening to the utility, one radiator and double glazed windows to the side and rear.

### Utility Area

6' 9" x 3' 6" ( 2.06m x 1.07m )

A door to the garden, fitted cupboards, overhead storage units and an opening to the kitchen.

### First Floor Landing

Double glazed window to the side, carpet flooring and a boxed in meter cupboard.

### Master Bedroom

13' 9" max x 11' 9" ( 4.19m max x 3.58m )

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

### Bedroom Two

13' 3" x 10' 7" ( 4.04m x 3.23m )

Double glazed window to the rear, carpet flooring and one radiator.

### Bedroom Three

9' 5" x 7' 1" ( 2.87m x 2.16m )

Double glazed window to the rear, carpet flooring, a airing cupboard housing the boiler and one radiator.

### Bathroom

Low level WC, pedestal wash hand basin, a bath with chrome mixer taps and shower attachment, partially tiled walls, chrome heated towel rail, loft hatch and double glazed window to the front.

### Outside:

#### Front Garden

A private shingle driveway to the front, a path leading to the front door, a shared driveway to the side of the property with a gate leading to the rear garden.

#### Rear Garden

Un-overlooked, South facing rear garden with a large raised patio seating area, with steps down, leading to a brick shed and a shingle seating area, a large lawned area with raised flower beds, full borders, stepping stones leading to the rear of the garden, fully enclosed border, a further shed and shingle seating area, an outside tap and lights.



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## **Westholme Road, Ipswich**

- Three good-size bedrooms
- Ground floor cloakroom
- Bay fronted lounge & separate dining room
- Beautiful, un-overlooked, South facing rear garden
- Private driveway to the front & shared driveway to the side

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS119888 - 0003

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**william h brown**



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**