



Gippeswyk Road, Ipswich, IP2 9AB

welcome to

Gippeswyk Road, Ipswich

This stunning 4/5 double bedroom, semi-detached home boasts a bay fronted lounge, a snug, a beautiful kitchen/breakfast room, an attractive, landscaped rear garden, a conservatory, a garage and off street parking.



Entrance Hall

26' 5" x 5' 5" (8.05m x 1.65m)

Stunning entrance hall with Porcelain tiled flooring, an understairs storage cupboard, one radiator and the staircase.

Cloakroom

3' 9" x 3' 5" (1.14m x 1.04m)

A sash window to the side, an enclosed WC, wash hand basin and half panelled walls.

Lounge

14' 8" x 13' max (4.47m x 3.96m max)

Double glazed sash bay window to the front, wooden flooring, two radiators, a fireplace with tiled detail surround and TV point.

Dining Room

13' 3" x 10' 8" (4.04m x 3.25m)

Sash window to the side, a door to the conservatory, original floorboards, a fitted wood burner, shelving, one radiator and an understairs storage cupboard.

Snug

12' x 10' 3" (3.66m x 3.12m)

Double glazed window to the rear, French doors leading to the conservatory, original floor boards, one radiator and a fireplace.

Kitchen/Breakfast Room

15' 5" x 10' 8" (4.70m x 3.25m)

Beautifully presented kitchen/breakfast room with tiled flooring with under floor heating, eye and base level units in cream with oak worktop surfaces, a white, ceramic, one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer and dishwasher, space for a cooker, tiled splashback, a fitted extractor hood, two double glazed windows to the side and rear, a door to the conservatory and ample space for a table set up.

Conservatory

15' 6" x 6' 3" (4.72m x 1.91m)

Double glazed windows to the side, one radiator, tiled flooring, French doors to the snug and a door to the garden.

First Floor Landing

A utility cupboard housing the boiler, original floor boards, one radiator and an understairs storage cupboard.

Master Bedroom

15' 3" x 16' max (4.65m x 4.88m max)

Double glazed sash window to the front, further double glazed sash bay window to the front, original floorboards, two radiators, a full wall of fitted wardrobes, a double fitted wardrobe and a fireplace.

Bedroom Two

12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed window to the side, carpet flooring, one radiator, a fitted wardrobe, a fireplace and a loft hatch.

Dressing Room/Extra Bedroom

10' 8" x 8' 8" (3.25m x 2.64m)

Double glazed windows to the side and rear, carpet flooring, one radiator. This dressing room is off bedroom two and could be used as an additional bedroom.

Bathroom

13' 5" x 10' 5" (4.09m x 3.17m)

Large, luxurious four piece bathroom with a sash window to the rear, a fireplace, wooden flooring, a roll top bath with Victorian style chrome mixer tap and shower attachment, low level WC, a corner shower with glass enclosure, tiled splashback, waterfall showerhead and further shower attachment, pedestal wash hand basin, part tiled walls and chrome heated towel rail.

Second Floor Landing

A Velux window and original floorboards.

Bedroom Three

15' 8" x 12' (4.78m x 3.66m)

A Velux window, original floorboards, one radiator and a storage cupboard in the eaves. This room is currently used as an office.

Bedroom Four

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to the rear, original floorboards, a fireplace and a storage cupboard in the eaves. This room is currently used as a gym.

Outside:

Front Garden

A concrete driveway, providing off street parking, a side access gate leading to the rear garden, a railed border with a shingle area and a tiled pathway leading to the front door.

Rear Garden

Un-overlooked rear garden with a block paved seating area, a raised decking area, with steps up leading to a lawned area, a further sunken block paved seating area to the side, a side access, an outside tap and light, a large artificial grass area with a central, curved path and stepping stones to the rear, a further block paved area, raised flower beds and a fully enclosed border.

Garage

17' 4" x 8' 2" (5.28m x 2.49m)

An up and over door, power, light, a door to the side and access to the loft.

Shed

9' 2" x 7' 5" (2.79m x 2.26m)



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welcome to

Gippeswyk Road, Ipswich

- 4/5 double bedroom home
- Three reception rooms
- Beautiful kitchen/breakfast room
- Attractive, landscaped rear garden & conservatory
- Garage & off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120478 - 0007

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