



Mansbrook Boulevard, IPSWICH, IP3 9GJ

welcome to

Mansbrook Boulevard, IPSWICH

This luxurious, extended semi-detached home boasts five double bedrooms, a large bay fronted lounge, an extended kitchen/diner/family room with a top of the range kitchen, bi-fold doors leading to the rear garden, an impressive master suite with large en suite and a beautiful landscaped rear garden.



Entrance Hall

14' 1" x 4' 2" (4.29m x 1.27m)

Stylish entrance walkway with tiled flooring, a feature panelled wall, underfloor heating, Nest heating control and a door leading to the cloakroom.

Cloakroom

6' 6" x 3' (1.98m x 0.91m)

Double glazed window to the side with fitted blind, tiled flooring, white heated towel rail, low level WC, grey vanity sink with chrome mixer tap and extractor fan.

Lounge

19' 5" x 11' 9" (5.92m x 3.58m)

Large open plan room with a double glazed box bay window to the front with fitted blind, carpet flooring throughout, a white vertical wall hung radiator, a further radiator, a grey fire place with grey surround and TV point.

Kitchen/Diner/Family Room

21' 8" x 19' 8" (6.60m x 5.99m)

This stunning open plan room has been refurbished to a very high standard and boasts four Velux windows with fitted electric blinds, bi-fold doors leading out to the rear garden making this the perfect sociable room in the summer time, tiled flooring with underfloor heating throughout, a range of eye and base level units in sage with quartz worktop surfaces, an inset one and a half bowl sink plus drainer and chrome mixer tap, space for an American fridge/freezer with fitted overhead storage units and larder cupboards, space for a Rangemaster cooker, a fitted extractor hood, an integrated dishwasher and washing machine, boxed in boiler, spot lights throughout, a feature panelled wall, ample space for a large dining table, chairs and a sofa, suspended lights and partial glass fronted cabinets.

First Floor Landing

One radiator, double glazed window to the front and carpet flooring.

Bedroom Two

14' 3" x 12' 2" (4.34m x 3.71m)

Double glazed window to the rear with fitted blind, carpet flooring, one radiator, a feature panelled wall, a double built in wardrobe and an airing cupboard.

En Suite (bedroom Two)

6' 3" x 6' 1" (1.91m x 1.85m)

Stylish en suite boasting a low level WC, suspended vanity sink with chrome waterfall mixer tap, a walk in shower with waterfall shower and handleless glass enclosure, a black heated towel rail, marble effect tiled flooring, wood effect panelling, spot lights and an extractor fan.

Bedroom Four

12' x 9' 6" (3.66m x 2.90m)

Double glazed Juliet balcony to the front with fitted shutters, carpet flooring and one radiator.

Bedroom Five

10' 6" x 7' 2" (3.20m x 2.18m)

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

Bathroom

7' x 6' 8" (2.13m x 2.03m)

Double glazed window to the front with fitted blind, low level WC, wash hand basin with chrome mixer tap, tiled flooring, chrome heated towel rail, walk in shower with handle less glass enclosure, waterfall showerhead and further shower attachment, wood effect panelling, extractor fan, spot lights and a shaver point.

Second Floor Landing

Carpet flooring, a storage cupboard and an arched double glazed window to the side.

Master Bedroom

14' 5" x 12' 2" (4.39m x 3.71m)

This impressive master suite benefits from double glazed window to the rear with fitted blind, one radiator, TV point, carpet flooring, half wall papered feature wall and a full wall of sliding built in mirrored wardrobes.

En Suite (master Bedroom)

10' 9" x 7' (3.28m x 2.13m)

Contemporary en suite with half tiled walls throughout, tiled flooring, a standalone roll top bath with a standalone shower attachment and chrome mixer tap, a bidet, low level WC, dual vanity sinks with chrome mixer taps, chrome heated towel rail, spot lights, a chandelier, extractor fan, shaver point and a double glazed window to the rear with fitted blind.

Bedroom Three

13' x 12' 3" (3.96m x 3.73m)

Double glazed window to the front with fitted blind, carpet flooring and one radiator.

En Suite (bedroom Three)

7' x 6' 6" (2.13m x 1.98m)

Double glazed window to the front with fitted blind, low level WC, vanity sink with chrome waterfall mixer tap, walk in shower with handle less glass enclosure, waterfall showerhead and shower attachment, tiled flooring, half tiled walls, spot lights, white heated towel rail, extractor fan and shaver point.

Outside:

Front Garden

Block paved driveway to the front, cast iron railings and a pathway leading to the front door.

Rear Garden

Beautifully decorated, landscaped and low maintenance West facing garden benefiting from the afternoon sun with a large patio with built in bespoke seating area, raised planters to the rear with trees, slate borders, power point, outside tap and light, fitted pergola and an artificial grass area. This garden is perfect for entertaining in the summer months.

Therapy Room

12' 8" x 9' 3" (3.86m x 2.82m)

Fully insulated and modernised Therapy Room converted from the garage with a double glazed window to the front, a door leading to the front garden, wood effect flooring in grey, grey vertical wall hung radiator and spot lights. This room would also make the perfect home office.

Garage Store Area

9' 5" x 5' 7" (2.87m x 1.70m)

A door to the rear, light, power and a door leading to the Therapy Room.

Garage Cloakroom

5' 6" x 2' 7" (1.68m x 0.79m)

Low level WC, vanity sink with chrome waterfall mixer tap, spot lights, grey wood effect flooring and an extractor fan.



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welcome to

Mansbrook Boulevard, IPSWICH

- Luxurious, executive semi-detached home
- Large bay fronted lounge
- Extended kitchen/diner/family room
- 3 ensuites, 1 family bathroom, a cloakroom & five double bedrooms
- Converted garage creating a home office, storage & additional cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120493 - 0004

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