



Melville Road, Ipswich, IP4 1PN

welcome to

Melville Road, Ipswich

GUIDE PRICE £230,000-£240,000 This well-presented, three bedroom, semi-detached home benefits from a light filled, open plan lounge/diner, a ground floor cloakroom and shower room, a 1st floor, four piece bathroom, a sunny, landscaped rear garden with cabin and on street parking.



Entrance Hall

14' 8" x 3' 1" (4.47m x 0.94m)

Tiled flooring, wood effect flooring, one radiator, a staircase and a door to the lounge/diner.

Lounge/Diner

23' 7" x 12' 6" max (7.19m x 3.81m max)

Beautiful, light filled lounge/diner with double glazed windows to the front and rear, wood effect flooring throughout, two radiators, a fireplace with tiled base and surround, an understairs storage cupboard and TV point.

Kitchen

10' 8" x 8' 5" (3.25m x 2.57m)

Two double glazed windows to the side, marble effect flooring, one radiator, spot lights, a wall mounted, gas fired boiler, eye and base level units in white with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome flexi mixer tap, tiled splashback and space for a fridge/freezer, cooker, washing machine and dishwasher.

Inner Hall

A door to the garden, marble effect flooring, clad walls and doors to the cloakroom and shower room.

Cloakroom

4' 4" x 3' (1.32m x 0.91m)

Low level WC, one radiator, part tiled walls, marble effect flooring and double glazed window to the side.

Ground Floor Shower Room

6' 2" x 3' 3" (1.88m x 0.99m)

A shower with glass enclosure, wash hand basin, extractor fan, one radiator, marble effect flooring, part tiled walls and double glazed window to the rear.

First Floor Landing

Carpet flooring, one radiator, an airing cupboard and spot lights.

Master Bedroom

15' 6" x 11' 2" (4.72m x 3.40m)

Large room, spanning the entire width of the property, with two double glazed windows to the front, carpet flooring and one radiator.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)

Double glazed window to the rear, carpet flooring, one radiator, an exposed fitted wardrobe with overhead storage units.

Bedroom Three

10' 9" max x 5' 9" (3.28m max x 1.75m)

Double glazed window to the side, carpet flooring, one radiator, an exposed fitted wardrobe with additional shelving.

First Floor Bathroom

8' 4" x 6' 1" (2.54m x 1.85m)

Four piece bathroom with a walk in shower, handle less glass enclosure, waterfall showerhead and shower attachment, a bath with shower attachment, low level WC, pedestal wash hand basin, fully tiled walls and flooring, double glazed window to the rear, chrome heated towel rail, spot lights and extractor fan.

Outside:

Front Garden

A walled border with a pathway leading to the front door, a gate and a side access leading to the rear garden.

Rear Garden

Sunny rear garden with a side gate, an outside tap, a hard standing seating area, a fully enclosed border, a patio pathway leading to the rear of the garden, with an adjacent lawned area, a cabin and flower beds.

Cabin

11' 6" x 7' 3" (3.51m x 2.21m)

Power, light and barn style doors to entry. This cabin is currently used as a music studio.



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Melville Road, Ipswich

- Three bedrooms
- Light filled, open plan lounge/diner
- Ground floor cloakroom & shower room
- Sunny, landscaped rear garden with cabin
- On street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£230,000 - £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120494 - 0003

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