



**Sherrington Road, Ipswich IP1 4HU**

**welcome to**

## **Sherrington Road, Ipswich**

This well-presented, semi-detached home benefits from three good-size bedrooms, a spacious kitchen, two reception rooms, a large rear garden and off street parking to the rear.

### **Entrance Hall**

13' 6" x 2' 9" ( 4.11m x 0.84m )

Wood effect flooring and one radiator.

### **Lounge**

11' 9" x 11' 2" ( 3.58m x 3.40m )

Cosy, double glazed bay fronted lounge with fitted shutters, wood effect flooring, one radiator and TV point.

### **Dining Room**

12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed window to the rear, an understairs storage cupboard, one radiator and carpet flooring.

### **Kitchen**

11' 3" x 8' 9" ( 3.43m x 2.67m )

Long, sweeping kitchen with eye and base level units in white with marble effect worktop surfaces, a white, ceramic sink with chrome mixer tap, an integrated oven with electric hob and extractor hood, an integrated dishwasher, space for the fridge/freezer, tiled flooring, chrome heated towel rail, double glazed window to the side, a door to the garden and an open archway to the utility.

### **Utility**

11' 5" x 8' 2" max ( 3.48m x 2.49m max )

Spacious utility, forming part of the extension, with a fitted worktop, space for a washing machine and tumble dryer, tiled flooring, one radiator and French doors to the garden.

### **Cloakroom**

4' 4" x 3' 3" ( 1.32m x 0.99m )

Low level WC, pedestal wash hand basin, chrome heated towel rail, a wall papered, tiled flooring and extractor fan.

### **First Floor Landing**

A storage cupboard, loft hatch and carpet flooring.

### **Master Bedroom**

13' 4" max x 14' 4" ( 4.06m max x 4.37m )

Large master bedroom with double glazed bay window to the front, an additional double glazed window to the front, a ceiling fan, carpet flooring and one radiator.

### **Bedroom Two**

11' 1" x 9' 1" ( 3.38m x 2.77m )

Double glazed window to the rear, carpet flooring, a wall papered wall, a fireplace and one radiator.

### **Bedroom Three**

10' 5" x 8' 8" ( 3.17m x 2.64m )

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

### **Bathroom**

5' 8" x 5' ( 1.73m x 1.52m )

Double glazed window to the rear, tiled flooring, partially tiled walls, enclosed WC with matching vanity sink, a bath with overhead shower and chrome heated towel rail.

### **Outside:**

#### **Front Garden**

A walled border, a gate and pathway to the front door.

#### **Rear Garden**

Large, long sweeping rear garden with a grey patio seating area, a large lawned area, a fully enclosed border, an outside tap, a sleeper border and steps up to a rear gate, leading to a grey block paved driveway, providing off street parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





**welcome to**  
**Sherrington Road,**  
**Ipswich**

- No onward chain
- Extended to the rear
- Three good-size bedrooms
- Large rear garden
- Off street parking to the rear

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

**£230,000**



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