



Kitchener Road, Ipswich, IP1 4DT

welcome to

Kitchener Road, Ipswich

This attractive, bay fronted home has been completely refurbished throughout and benefits from three good-size bedrooms, an open plan lounge/diner, a ground floor bathroom, a 1st floor cloakroom and a West facing rear garden.



Entrance Porch

2' 9" x 2' 5" (0.84m x 0.74m)

Carpet flooring and a door to the hall.

Entrance Hall

11' 7" x 2' 9" (3.53m x 0.84m)

Carpet flooring, one radiator, a staircase and a door to the lounge/diner.

Lounge/Diner

25' 6" x 11' 7" max (7.77m x 3.53m max)

Stunning, open plan room, which has been refurbished, with double glazed bay window to the front, a further double glazed window to the rear, flooding the room with natural light, carpet flooring, two radiators, an understairs storage cupboard, wall hung lights and TV point.

Kitchen

10' 2" x 8' 1" (3.10m x 2.46m)

A door to the garden, double glazed window to the side, grey Porcelain tiled flooring, a brand new kitchen with eye and base level handle less units in high gloss white with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, a boxed in boiler, tiled splashback and a further door to the utility.

Utility

5' 1" x 2' 4" (1.55m x 0.71m)

Double glazed window to the side, grey Porcelain tiled flooring and space for a washing machine and tumble dryer stacked.

Ground Floor Bathroom

7' 9" x 5' 8" (2.36m x 1.73m)

Grey Porcelain tiled flooring, partially tiled walls, low level WC, vanity sink, a P bath with overhead shower and glass screen, extractor fan, chrome heated towel rail and double glazed window to the rear.

First Floor Landing

Carpet flooring, a loft hatch and a storage cupboard.

Master Bedroom

14' 5" x 10' 9" (4.39m x 3.28m)

Stunning master bedroom, spanning the width of the property, with two double glazed windows to the front, carpet flooring, one radiator, ample space for wardrobes and a study set up.

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

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

Bedroom Three

8' x 6' 4" max (2.44m x 1.93m max)

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

First Floor Cloakroom

4' 9" x 3' 3" (1.45m x 0.99m)

An internal window, grey Porcelain tiled flooring, low level WC, vanity sink and extractor fan.

Outside:

Front Garden

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

Rear Garden

West facing rear garden which is partially enclosed, with a rear gate, a lawned area, a patio seating area, a path to the rear, a shed and an outside tap.

Agents Note:

This property was involved in a fire on 29th May 2022, an insurance claim has almost re-built the whole property, excluding brick work. The property has a brand new central heating system, a full re-wire, a new roof with timbers and slates, new windows, new flooring, new bathrooms and kitchen. There is also partial brand new fencing in the rear garden. The property has not been lived in since the fire. Warranties include 12 years remaining on the roofing, 9.5 years remaining on the central heating and all electrical work has been signed off by Building Regulations.



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Kitchener Road, Ipswich

- Completely refurbished throughout
- Open plan lounge/diner
- Ground floor bathroom & 1st floor cloakroom
- Three good-size bedrooms
- West facing rear garden

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

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS120491 - 0005

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