



York Road, Ipswich, IP3 8BX

welcome to

York Road, Ipswich

This well-presented, semi-detached home is situated on a double size plot and benefits from three good-size bedrooms, a ground floor cloakroom, a 1st floor bathroom, a seperate lounge and dining room, a beautifully landscaped rear garden, in excess of 125ft, a garage and off street parking.



Entrance Hall

12' 9" x 6' max (3.89m x 1.83m max)

Carpet flooring, one radiator, an understairs storage cupboard and staircase.

Lounge

14' 1" max x 14' (4.29m max x 4.27m)

Double glazed bay window to the front, carpet flooring, one radiator, fitted shelving and an opening to the dining room. This room is the perfect entertaining space!

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

Patio doors to the conservatory, carpet flooring, one radiator, TV point, a fitted wood burner with oak mantle and an opening to the lounge.

Conservatory

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed windows to the side and rear, French doors to the garden, tiled flooring, patio doors to the dining room, wall hung lights and a door to the cloakroom.

Cloakroom

5' 3" x 2' 5" (1.60m x 0.74m)

Double glazed window to the side, low level WC, wash hand basin and tiled flooring.

Kitchen

11' 2" max x 8' 6" (3.40m max x 2.59m)

Spacious kitchen, adjacent to the dining room, with great potential to create an open plan space, double glazed window to the rear, a door to the side garden, wood effect flooring, one radiator, a gas fired, wall mounted boiler, eye ad base level units on high gloss grey with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, tiled splashback and space for a cooker, fridge/freezer and washing machine.

First Floor Landing

Double glazed window to the side, carpet flooring, loft hatch with drop down ladder and a meter cupboard.

Master Bedroom

14' x 14' 8" max (4.27m x 4.47m max)

Double glazed bay window to the front, carpet flooring, one radiator and ample space for wardrobes either side of the chimney breast.

Bedroom Two

13' 6" x 10' (4.11m x 3.05m)

Double glazed window to the rear, carpet flooring, one radiator, a wall papered wall and two exposed built in wardrobes with a fitted shoe rack.

Bedroom Three

9' 2" x 9' 1" (2.79m x 2.77m)

Double glazed window to the front, carpet flooring, one radiator and a storage cupboard over the stairs.

Bathroom

7' 4" x 5' 8" (2.24m x 1.73m)

Double glazed window to the rear, tiled flooring, low level WC, vanity sink, a bath with overhead shower, one radiator and part tiled walls.

Outside:

Front Garden

A hard standing driveway, providing off street parking for two vehicles, double gates to the side, leading to the garden, with vehicular access to further off street parking, palm trees and a pathway to the front door.

Rear Garden

Beautifully landscaped rear garden, in excess of 125ft, with a hard standing driveway to the side, double gates leading to the front, outside tap and lights, a patio off the main house, lawned areas, hedging, mature trees, fully enclosed borders, access to the garage, a large workshop to the rear, sheds and a green house. This is the perfect family garden!

Garage

20' x 8' 7" (6.10m x 2.62m)

A window to the rear, an up and over and a door to the side. Brick built and in need of renovation.

Workshop

13' 4" x 13' 3" (4.06m x 4.04m)

Of a temporary construction, insulated, an electric roller door to entry and a pitched roof. The current vendor uses this as a workshop.



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welcome to

York Road, Ipswich

- No onward chain
- Double size plot
- Three good-size bedrooms
- Beautifully landscaped rear garden, in excess of 100ft
- Ample off street parking, vehicular access to the rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120574 - 0004

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