



Grantham Crescent, Ipswich IP2 9PD

welcome to

Grantham Crescent, Ipswich

Impressive 3 bedroom detached home situated within the prestigious Grantham Crescent and on a sizeable corner plot with room for extension STPP.



Entrance Hallway

10' 8" x 6' 2" (3.25m x 1.88m)

Tiled flooring and radiator.

Cloakroom

6' 5" x 2' 7" (1.96m x 0.79m)

Low level W/C, vanity sink, radiator, tiled flooring and a double glazed window to the side aspect.

Kitchen

11' x 9' 6" (3.35m x 2.90m)

Eye and base level units in Cream with stone effect work tops in gloss Black, sink with drainer unit, space for a fridge freezer and washing machine and a integrated oven with electric hob and extractor hood, wall-mounted gas-fired boiler, vertical wall hung radiator, tiled flooring and a double glazed window facing the front aspect.

Lounge/Diner

17' 7" x 14' 9" Max (5.36m x 4.50m Max)

L shape room benefiting from direct garden access via double glazed sliding doors, double glazed windows facing the rear aspect also allow in ample natural light.

There is carpet flooring throughout, two radiators, a TV point and a gas fire with stone base and surround.

Landing

Split level landing with carpet flooring, storage cupboard and a double glazed window facing the side aspect.

Master Bedroom

12' 7" x 10' 9" (3.84m x 3.28m)

Double glazed window facing the rear aspect, carpet flooring, radiator, built in wardrobe and another built in double sliding wardrobe.

Bedroom 2

11' x 9' 5" (3.35m x 2.87m)

Double glazed window facing the front aspect, carpet flooring and radiator.

Bedroom 3

8' 9" x 6' 5" (2.67m x 1.96m)

Velux window facing the rear aspect, carpet flooring, radiator and a wall papered wall.

Family Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)

Low level W/C, vanity sink, bath with overhead shower, glass screen and waterfall shower head, part tiled walls and tiled flooring, chrome heated towel rail and a double glazed window facing the front aspect.

Outside:

Front Garden/Driveway

Corner plot with a large lawned area to the side of the property, perfect for additional parking or even an extension STPP.

There is also a side access gate, driveway and steps up to your front door.

Rear Garden

Beautiful corner plot garden with a fully enclosed and part walled border including a curved wall.

Block paved seating area, lawn, side access gates and access to your garage, outside tap and light and the property is mainly un-overlooked.

Garage

Up and over door to entry, power, light.



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Grantham Crescent, Ipswich

- 3 Good sized bedrooms
- Modern family bathroom
- Corner plot
- Garage and off street parking
- Situated at the end of a quiet cul-de-sac

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

IPS120617 - 0002

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