



Meridian Rise, Ipswich, IP4 2GF

welcome to

Meridian Rise, Ipswich

This attractive, semi-detached Town House benefits from four spacious bedrooms, a stunning 1st floor lounge, a 1st floor open plan kitchen/diner/snug, a ground floor cloakroom, a 2nd floor bathroom, an en suite, a landscaped rear garden, a garage, off street parking and EV charger.



Agents Note:

Please note there is a Management Fee of £510 per year payable on this property, to Lambert Smith Hampton Residential.

Entrance Hall

14' 6" x 6' 4" (4.42m x 1.93m)

Wood effect flooring, one radiator, a suspended chandelier, an understairs storage cupboard and pull out shoe rack.

Cloakroom

7' x 3' 7" (2.13m x 1.09m)

Low level WC, pedestal wash hand basin, wood effect flooring, one radiator, double glazed window to the front, spot lights and extractor fan.

Utility

10' 5" x 9' 4" (3.17m x 2.84m)

Spacious utility room with a door to the garage, eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a dishwasher, tumble dryer and washing machine, one radiator and extractor fan.

Garage

22' 2" x 9' (6.76m x 2.74m)

An up and over door, power, light and a door to the utility room.

First Floor Landing

Carpet flooring and one radiator.

Lounge

16' 7" x 11' 4" (5.05m x 3.45m)

Contemporary style lounge with double glazed window to the front, one radiator and a Sharps fitted media wall with additional cabinets and storage.

Kitchen/Diner/Snug

26' 4" x 10' 6" (8.03m x 3.20m)

Stunning, open plan room occupying the entire width of the room, with double glazed windows to the front and rear, patio doors to the garden, grey wood effect flooring throughout, two radiators, a bespoke fitted cabinets to the rear with glass fronts and additional shelving, eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, an integrated dishwasher, a boxed in boiler and space for an American fridge/freezer.

Bedroom Four

8' 5" x 7' (2.57m x 2.13m)

Double glazed window to the front, carpet flooring and one radiator. This room is currently used as a study.

Second Floor Landing

Carpet flooring, one radiator, an airing cupboard, loft hatch and double glazed window to the side.

Master Bedroom

15' 1" x 9' 8" (4.60m x 2.95m)

Beautiful, open plan room with double glazed window to the front, carpet flooring, one radiator, a full wall of Sharps fitted wardrobes and a door to the en suite.

En Suite

7' 5" x 4' 8" (2.26m x 1.42m)

Double glazed window to the front, grey wood effect flooring, low level WC, pedestal wash hand basin, a shower with glass enclosure, tiled splashback, shaver point, one radiator, spot lights and extractor fan.

Bedroom Two

14' 9" x 10' 6" (4.50m x 3.20m)

Two double glazed windows to the rear, a further double glazed window to the front, carpet flooring, one radiator and a Hammond's fitted desk and cabinets, providing ample storage and a home working space.

Bedroom Three

10' 6" x 10' 1" (3.20m x 3.07m)

Double glazed window to the rear, carpet flooring, one radiator, Hammond's fitted wardrobes beside and over the bed space, cabinets and desk, providing ample storage and a home working space.

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)

Low level WC, pedestal wash hand basin, a bath with overhead shower, one radiator, wood effect flooring, spot lights, extractor fan and part tiled walls.

Outside:**Front Garden**

Cast iron railings with a pathway leading to the front door, an EV charger and a driveway providing off street parking.

Rear Garden

A patio seating area with sleeper borders, steps up to the artificial grass area, a raised decking area to the rear, a side gate, an outside tap and a fully enclosed border.



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Meridian Rise, Ipswich

- Four spacious bedrooms
- Stunning 1st floor lounge with fitted media wall
- 1st floor open plan kitchen/diner/snug
- Landscaped, low maintenance rear garden
- Garage, off street parking & EV charger

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120646 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk