



Orchard Street, Ipswich, IP4 2PU

welcome to

Orchard Street, Ipswich

This stunning Town House has undergone a no-expense spared renovation throughout, boasting five double bedrooms, a seperate dining room, a ground floor cloakroom, a 2nd floor bathroom, 2 en suite, off street parking for 2 vehicles and a COMPLETE ONWARD CHAIN!!



Entrance Hall

18' x 3' 6" (5.49m x 1.07m)

Stunning entrance hall with a stylish, composite front door, marble effect tiled flooring, under floor heating, a marble effect, tiled, feature dividing wall, spot lights and an opening leading to the dining room and lounge.

Cloakroom

6' 6" x 2' 9" (1.98m x 0.84m)

Fully tiled in a marble effect tile, marble effect tiled flooring, under floor heating, enclosed WC, a wall hung bidet, spot lights, a vanity unit with standalone circular sink and standalone chrome mixer tap, double glazed sash window to the front and chrome heated towel rail.

Dining Room

18' 1" x 8' 4" (5.51m x 2.54m)

Large dining room with double glazed sash window to the front, white marble effect flooring, a marble effect tile feature wall, suspended LED lighting, spot lights, an Anglia Factors fitted units, an airing cupboard, a grey wall hung radiator and ample space for a 12 seater table.

Lounge

15' 5" x 10' 3" (4.70m x 3.12m)

Beautifully presented lounge with a full media wall fitted by Anglia Factors, additional storage, shelving and lighting, marble effect tiled flooring, under floor heating, spot lights, suspended LED lights, a grey vertical wall hung radiator, an opening to the dining room and a door to the kitchen.

Kitchen

13' x 9' 3" (3.96m x 2.82m)

Beautiful kitchen with French doors to the garden, with fitted roller blinds, allowing in ample natural light, white marble effect tiled flooring, under floor heating, eye and base level units in high gloss grey with marble worktop surfaces, an inset sink plus drainer and black mixer tap, marble tiled splashback, an integrated dishwasher, washing machine, oven, microwave, gas hob and extractor hood, space for an

American fridge/freezer, suspended LED lights, spot lights and a glazed door to the lounge.

First Floor Landing

A wall papered wall, tiled flooring, an under floor heating and one radiator.

Master Bedroom

15' 6" x 13' 1" max (4.72m x 3.99m max)

Stunning room with two double glazed windows to the rear, suspended LED lights, a media wall and sliding wardrobes, both fitted by Anglia Factors, tiled flooring, under floor heating, additional cabinets and spot lights.

Bedroom Two

13' x 8' 4" (3.96m x 2.54m)

Double glazed sash window to the front, tiled flooring, under floor heating, one radiator, spot lights, a door to the en suite and a full wall of fitted wardrobes.

En Suite

7' x 6' 8" max (2.13m x 2.03m max)

Double glazed sash window to the front, enclosed WC, a wall hung bidet, a suspended wash hand basin, a shower with waterfall showerhead, further shower attachment, fully tiled walls, marble effect flooring and glass screen, shaver point, extractor fan and chrome heated towel rail.

Second Floor Landing

An airing cupboard, carpet flooring and loft hatch.

Bedroom Three

10' 3" x 8' 4" (3.12m x 2.54m)

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

Bedroom Four

15' 7" x 8' 3" (4.75m x 2.51m)

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

Bedroom Five

12' 1" x 7' 2" (3.68m x 2.18m)

Double glazed sash window to the rear, carpet flooring, one radiator and a door to the en suite.

En Suite

4' 3" x 4' 3" (1.30m x 1.30m)

A shower with waterfall shower, black glass enclosure and shower attachment, enclosed WC, a vanity sink with quartz surface, marble effect tiled flooring and walls, black heated towel rail, extractor fan and shaver point.

Bathroom

7' x 6' 8" (2.13m x 2.03m)

Enclosed WC with matching vanity sink with black mixer tap, a bath with waterfall shower, shower attachment and glass screen, marble effect tiled flooring and walls, double glazed sash window to the front, extractor fan, spot lights, black heated towel rail and shaver point.

Outside:

Front Garden

A paved area, railings and front door.

Rear Garden

Fully paved rear garden with a fully enclosed border, a shed providing storage and a rear gate giving access to the off street parking for two vehicles.



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Orchard Street, Ipswich

- No-expense spared renovation throughout
- Complete onward chain
- Five double bedrooms
- Ground floor cloakroom, 2nd floor bathroom & 2 x en suite
- Off street parking for 2 vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120713 - 0004

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