



Coltsfoot Road, Ipswich, IP2 0NG

welcome to

Coltsfoot Road, Ipswich

This well-presented, end-terraced home is located on a corner plot and benefits from three good-size bedrooms, a spacious lounge, a modern, ground floor Wet Room, a large, tiered rear garden and off street parking. **COMPLETE ONWARD CHAIN!!**



Entrance Hall

6' x 3' 3" (1.83m x 0.99m)

One radiator and doors to the lounge, kitchen and wet room.

Lounge

15' 4" x 11' (4.67m x 3.35m)

Double glazed window to the front, one radiator, carpet flooring, TV point and a large understairs storage cupboard.

Kitchen Breakfast Room

12' 3" x 9' 2" (3.73m x 2.79m)

Double glazed window to the rear, space for a small table, a door to the garden, tiled flooring, one radiator, eye and base level units in grey with marble effect worktop surfaces, a stainless sink plus drainer and chrome mixer tap, tiled splashback and space for a fridge/freezer, washing machine and cooker.

Ground Floor Wet Room

6' 1" x 5' 2" (1.85m x 1.57m)

This stylish wet room has been recently fitted, benefiting from stone effect flooring, fully tiled walls, low level WC, wash hand basin, a shower, chrome heated towel rail, extractor fan and double glazed windows to the side and rear.

First Floor Landing

Original floor boards, loft hatch, a wall papered wall and one radiator.

Master Bedroom

12' 3" x 11' 2" (3.73m x 3.40m)

Double glazed window to the front, original floorboards, one radiator and a wall papered wall.

Bedroom Two

12' 4" max x 9' 3" (3.76m max x 2.82m)

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

Bedroom Three

9' 2" max x 8' 3" (2.79m max x 2.51m)

Double glazed window to the rear, wood effect flooring, an airing cupboard and one radiator.

Outside:

Front Garden

A block paved driveway, providing off street parking for multiple vehicles and a side access leading to the rear garden.

Rear Garden

Corner plot, tiered rear garden, which is fully enclosed, with a hard standing area off the main house, a side access, an outside tap and light, a retaining brick wall and steps up to the remainder of the garden. The first tier has a raised patio area, a summer house, a pergola, a path to the side, leading up to rear of the garden and a gate. The remaining two tiers have grassed areas with a retaining wall border and mature trees.

Summer House

15' 2" x 7' 7" (4.62m x 2.31m)

Power and a window to the side. this summer house is currently used as a game's room/utility.



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welcome to

Coltsfoot Road, Ipswich

- Complete onward chain
- Three good-size bedrooms
- Modern, ground floor Wet Room
- Spacious lounge
- Large, tiered, landscaped rear garden with summer house

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120631 - 0003

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william h brown



01473 226101



Ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk