



**Nacton Road, Ipswich, IP3 9NF**



**welcome to**

## **Nacton Road, Ipswich**

This beautifully presented, semi-detached home benefits from three good-size bedrooms, a cosy, bay fronted lounge, an open plan kitchen/diner/snug, a 1st floor bathroom, a ground floor shower room being constructed, a landscaped rear garden, ample off street parking and a garage.



### Entrance Hall

Beautifully presented entrance hall with double glazed windows to the front and side, a composite front door, tiled flooring, one radiator, an understairs storage cupboard, boxed in meters and a fitted wood store.

### Lounge

11' 1" x 11' 10" max ( 3.38m x 3.61m max )

Bat fronted lounge with a fitted wood burner, oak mantle and stone base, carpet flooring, one radiator, TV point and double glazed bay window to the front.

### Kitchen/Diner/Snug

25' 6" x 17' max ( 7.77m x 5.18m max )

This stunning, open plan, L shaped room has been modernised with entertaining in mind and benefits from tiled flooring throughout, French doors to the garden, double glazed, floor to ceiling windows to the rear and side, a glass ceiling in the dining area, a white vertical wall hung radiator, spot lights throughout, eye and base level units in white with oak effect worktop surfaces, a stainless steel sink plus drainer and chrome flexi mixer tap, tiled splashback, an integrated oven with induction hob and extractor hood, plumbing for a washing machine, space for a washing machine, dishwasher and fridge/freezer.

### Ground Floor Shower Room

7' 3" x 5' 3" ( 2.21m x 1.60m )

Low level WC, a vanity sink, a shower with glass enclosure and waterfall showerhead, a vertical wall hung radiator, tiled flooring and walls in a stylish grey tile, double glazed window to the side and a fitted mirror. This shower room is currently being constructed, it is due for completion at the end of October.

### First Floor Landing

Loft hatch, double glazed window to the side, suspended lights and carpet flooring.

### Master Bedroom

11' 10" max x 10' 4" ( 3.61m max x 3.15m )

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

### Bedroom Two

11' 7" x 10' 4" ( 3.53m x 3.15m )

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

### Bedroom Three

8' 5" x 6' 9" ( 2.57m x 2.06m )

Double glazed bay window to the front, carpet flooring, a built in wardrobe and one radiator.

### Bathroom

Stunning bathroom with fully tiled walls and flooring, in a stylish grey tile, a standalone, roll top bath with chrome tap, low level WC, a suspended vanity sink with chrome waterfall mixer tap, a grey vertical wall hung radiator and double glazed windows to the side and rear.

### Outside:

#### Garage

23' 9" x 9' 9" ( 7.24m x 2.97m )

Double glazed window to the rear, an up and over door, a door to the side, power and light.

### Front Garden

A walled border, a hard standing driveway, a lawned area to the front and a side access leading to the rear garden.

### Rear Garden

Beautifully landscaped rear garden with a raised decking area, directly off the rear of the property, a wraparound shingle border, a hard standing driveway to the side, a side access gate, access for a car up to the garage, an outside tap and light, solar lighting surrounding the garden, raised planters wrapping around the entire plot, a grassed area, a white shingle seating area to the rear and a mature tree. This garden benefits from the afternoon sun.



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## **Nacton Road, Ipswich**

- Three good-size bedrooms
- 1st floor bathroom & Ground floor shower room being constructed
- Open plan kitchen/diner/snug
- Cosy, bay fronted lounge with wood burner
- Beautifully landscaped rear garden, with multiple seating areas

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£300,000 - £325,000**



Please note the marker reflects the postcode not the actual property

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