



Whitton Church Lane, Ipswich, IP1 6LP

welcome to

Whitton Church Lane, Ipswich

This well-presented, semi-detached home benefits from three good-size bedrooms, a ground floor cloakroom, a 1st floor bathroom, a modern fitted kitchen, a conservatory, a South facing rear garden and NO ONWARD CHAIN!!



Entrance Porch

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

Three double glazed port hole windows to the side and front, wood effect flooring and an open to the hall.

Entrance Hall

8' 1" x 2' 9" (2.46m x 0.84m)

Wood effect flooring and one radiator.

Lounge

13' 5" x 12' 7" (4.09m x 3.84m)

Double glazed window to the rear, one radiator, wood effect flooring, TV point and an understairs storage cupboard.

Kitchen

13' 5" max x 9' 9" (4.09m max x 2.97m)

Two double glazed windows to the side, a door to the conservatory, grey marble effect tiled flooring, exposed beams and supports, spot lights, eye and base level units in matte navy with oak worktop surfaces, a white, ceramic sink plus drainer and chrome mixer tap, a white, Metro tiled splashback, an integrated oven with electric hob and space for a fridge/freezer, washing machine and dishwasher.

Conservatory

11' 1" x 7' 7" (3.38m x 2.31m)

Double glazed windows to the side and rear, tiled flooring and a door to the garden.

Ground Floor Bathroom

6' 7" x 5' 6" max (2.01m x 1.68m max)

Double glazed windows to the front and side, stone effect flooring, partially tiled walls in a stylish grey tile, extractor fan, spot lights, chrome heated towel rail, enclosed WC with matching vanity sink and chrome mixer tap and a P shaped bath with shower attachment and glass screen.

First Floor Landing

Carpet flooring, loft hatch, double glazed window to the front and a door to the cloakroom.

Cloakroom

4' 5" x 2' 9" (1.35m x 0.84m)

An airing cupboard providing storage space and housing the boiler, low level WC, vanity sink, partially tiled walls, spot lights and double glazed window to the front.

Master Bedroom

10' 9" x 10' 6" max (3.28m x 3.20m max)

Double glazed window to the rear, one radiator, grey wood effect flooring, a partially panelled feature wall and a full wall of built in, sliding, mirrored wardrobes.

Bedroom Two

10' 6" x 9' max (3.20m x 2.74m max)

One radiator, a triple fitted wardrobe, an additional fitted wardrobe, a fireplace and exposed floorboards.

Bedroom Three

10' x 7' 7" (3.05m x 2.31m)

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

Outside:

Front Garden

A side access, a block paved driveway, a partially walled border and a step up to the front door.

Rear Garden

A large, South facing rear garden, which is relatively un-overlooked, with a large, L shaped patio seating area, with an additional block paved area to the side, a side access, an outside tap and light, a shed, a partially enclosed opening leading to a grassed area, fully enclosed borders, a brick made BBQ area and plants.



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Whitton Church Lane, Ipswich

- No onward chain
- Three good-size bedrooms
- Ground floor cloakroom & 1st floor bathroom
- Modern fitted kitchen
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£240,000 - £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120708 - 0002

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