

Macaulay Road, Ipswich, IP1 6JQ

william h brown

## welcome to

# **Macaulay Road, Ipswich**

This well-presented mid-terrace home boasts four double bedrooms, a contemporary ground floor bathroom with roll top bath, a modern fitted kitchen with curved worktop surfaces, a landscaped rear garden and a COMPLETE ONWARD CHAIN!!













#### **Entrance Hall**

13' 9" x 6' 2" ( 4.19m x 1.88m )

Grey wood effect flooring, one radiator and an understairs storage space.

## Lounge

14' x 12' 9" ( 4.27m x 3.89m )

Double glazed window to the front, wood effect flooring, one radiator, an exposed brick fireplace, TV point and an oak glazed sliding door leading to the kitchen

#### Kitchen

12' 9" x 8' 2" ( 3.89m x 2.49m )

Double glazed window to the rear, a door leading to the garden, wood effect flooring, a range of eye and base level units in high gloss white with curved units and oak worktop surfaces, a black sink plus drainer and brass mixer tap, grey tiled splashback, space for a washing machine and dishwasher, an integrated fridge/freezer and an integrated double oven with gas hob.

## **Ground Floor Bathroom**

8' 1" x 6' 2" ( 2.46m x 1.88m )

Double glazed window to the rear, white half panelled walls, a roll top bath with Victorian style chrome mixer tap and an additional shower attachment, low level WC, pedestal wash hand basin with Victorian style chrome taps, one radiator, tiled flooring and a double glazed window to the rear with fitted roller blind.

### **First Floor Landing**

Loft hatch and carpet flooring.

#### **Master Bedroom**

14' 4" x 11' 7" ( 4.37m x 3.53m )

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

#### **Bedroom Two**

12' 9" x 8' 4" ( 3.89m x 2.54m )

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

#### **Bedroom Three**

10' 7" x 6' 7" ( 3.23m x 2.01m )

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

#### **Bedroom Four**

8' 5" x 8' 3" ( 2.57m x 2.51m )

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

#### **Outside:**

#### **Front Garden**

A lawned area, a pathway leading to the front door and a side access gate leading through a tunnel terrace to the rear garden.

#### Rear Garden

Landscaped rear garden with a hard standing seating area, a lawned area, bark borders, newly planted conifer trees, a further hard standing seating area to the rear, a brick shed, a further brick shed to the rear, an outside tap and a side access gate.





## welcome to

# **Macaulay Road, Ipswich**

- Complete onward chain
- Four double bedrooms
- Contemporary ground floor bathroom
- Modern fitted kitchen
- Landscaped rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£230,000







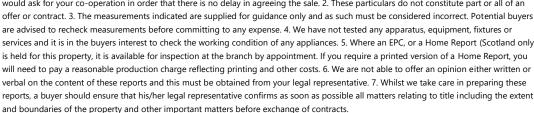
ariyle C Homer Cl Macaulay Rd Defoe Rd Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120804



Property Ref: IPS120804 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.





Ipswich@williamhbrown.co.uk



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



william h brown

williamhbrown.co.uk

01473 226101

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.