



Warwick Road, Ipswich, IP4 2QE

welcome to

Warwick Road, Ipswich

This beautifully presented, mid-terraced home benefits from two large double bedrooms and one single, a stunning, open plan lounge/diner, a seperate study/snug, a ground floor cloakroom, 1st floor bathroom, a landscaped rear garden and off street parking for 2 vehicles.



Entrance Hall

23' 2" x 5' 4" (7.06m x 1.63m)

Grand entrance hall with Victorian style tiled effect flooring, an original staircase, a door to the cellar, an understairs storage cupboard, one radiator and a utility area with space for a stacked washing machine and tumble dryer.

Cloakroom

4' 9" x 3' (1.45m x 0.91m)

Double glazed window to the side, tiled flooring, one radiator, low level WC and wash hand basin.

Lounge/Diner

22' 7" x 12' 9" max (6.88m x 3.89m max)

Stunning, open plan room with double glazed sash window to the front, French doors to the garden, wooden flooring throughout, an open fireplace in the lounge, a feature fireplace in the dining area, fitted shelving, TV point and two chandeliers.

Snug/Study

8' 4" x 8' 1" (2.54m x 2.46m)

Double glazed sash window to the side, original tiled flooring, fitted shelving, a cupboard,

Kitchen

12' 5" x 3' (3.78m x 0.91m)

Double glazed windows to the rear, a door to the side, tiled flooring, one radiator, eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, a fitted extractor hood and space for a cooker and fridge/freezer.

Cellar

16' 8" x 11' 3" (5.08m x 3.43m)

Light, power and a window to the front. This cellar is currently used for storage.

First Floor Landing

A loft hatch and carpet flooring.

Master Bedroom

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed sash window to the front, carpet flooring, one radiator, a fireplace and fitted shelving.

Bedroom Two

11' x 10' 9" (3.35m x 3.28m)

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

Bedroom Three

12' x 7' 7" (3.66m x 2.31m)

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

Bathroom

8' 1" x 4' 8" (2.46m x 1.42m)

Double glazed sash window to the front, low level WC, pedestal wash hand basin, a P bath with shower attachment, fully tiled walls and flooring, chrome heated towel rail, spot lights and a clad ceiling.

Outside:

Front Garden

A concrete slab driveway with parking for 2 vehicles.

Rear Garden

A beautiful, paved courtyard area to the side, a walled border, space for plants and pots, a further patio area to the rear, a raised lawned area, raised flower beds, a gate to the rear and a fully enclosed border. This garden is a real sun trap!



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Warwick Road, Ipswich

- Two large double bedrooms and one single
- Beautiful, open plan lounge/diner
- Ground floor cloakroom & 1st floor bathroom
- Seperate study/snug
- Landscaped rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120839 - 0003

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