



Little Park, Main Road, Woolverstone, Ipswich, IP9 1AR

welcome to

Little Park, Main Road, Woolverstone, Ipswich

This attractive detached family home has undergone a no-expense spared renovation throughout and benefits from four large double bedrooms, an impressive kitchen/lounge area, a separate dining room and study, a garage, ample off street parking and a beautiful rear garden.



Entrance Hall

Stunning, open plan entrance hall with grey wood effect flooring, one radiator, fitted down lighters, an understairs storage cupboard and an archway leading to the kitchen/lounge area.

Kitchen/Lounge Area

25' 3" x 19' 2" (7.70m x 5.84m)

Open plan room designed by the current vendors, encompassing family living and entertaining, boasting bi-fold doors with fitted blinds across the entire back wall of the property, leading out to the garden with stunning field views. The kitchen itself benefits from a range of eye and base level units in matte navy with black handles and quartz worktop surfaces, a central island with ample seating space, a breakfast bar area, an induction hob with invisible extractor hood, an inset sink plus drainer and black mixer tap, two integrated ovens, an integrated dishwasher, an integrated full height fridge and freezer, fitted wooden shelves, suspended lights over the island and spot lights. Towards the living area there is grey wood effect flooring, one radiator, a floor based wood burner with stone effect base and an open archway leading to the hall.

Cloakroom

8' x 2' 8" (2.44m x 0.81m)

Low level WC, wash hand basin with chrome waterfall mixer tap, tiled splashback, a wall papered wall, spot lights and double glazed window to the side.

Study

7' 6" x 6' 1" (2.29m x 1.85m)

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

Dining Room

16' 3" x 11' (4.95m x 3.35m)

Double glazed windows to the front and side, carpet flooring and one radiator. This beautifully light room could be used a separate reception room.

Utility Room

12' 1" x 9' (3.68m x 2.74m)

Double glazed window to the side, a door leading to the garden, a further door leading to the garage, base units in cream with oak worktop surfaces, a circular stainless steel sink with chrome mixer tap, space for a washing machine and tumble dryer, grey wood effect flooring and one radiator.

First Floor Landing

Carpet flooring, spot lights, loft hatch and double glazed window to the side.

Master Bedroom

29' 3" max x 12' 4" (8.92m max x 3.76m)

Stunning, luxurious master suite boasting a Juliet balcony with beautiful panoramic field views, two double glazed windows to the side, carpet flooring, spot lights, two radiators, a full wall of built in sliding mirrored wardrobes in black and a door leading to the en suite.

En Suite

8' 1" x 4' 5" (2.46m x 1.35m)

Enclosed WC, a vanity sink with black mixer tap and tiled splashback, a walk in shower with black enclosure, black waterfall showerhead, black shower attachment and Herringbone tiled splashback, Victorian style tiled flooring, black heated towel rail, a tunnel sky light, spot lights and extractor fan.

Bedroom Two

16' 7" x 11' 1" (5.05m x 3.38m)

Double glazed window to the front and side with stunning field views, carpet flooring, one radiator and a double built in wardrobe.

Bedroom Three

12' 3" x 10' (3.73m x 3.05m)

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

Bedroom Four

11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed window to the side, carpet flooring, one radiator and an acoustic panelled wall with suspended lights.

Bathroom

13' 3" x 6' 3" (4.04m x 1.91m)

Beautiful four piece bathroom with a corner shower with black glass enclosure, black shower attachment and a waterfall showerhead, a bath with central black mixer tap, Victorian style tiled flooring, low level WC, vanity sink with black mixer tap, a grey heated towel rail, an extractor fan, part tiled walls and double glazed window to the front.

Outside:

Garage

15' 1" x 10' 2" (4.60m x 3.10m)

An up and over door, a door leading to the utility, power light and storage in the rafters.

Front Garden

A tarmac driveway providing multiple off street parking spaces, a fenced border, a gate to entry, outside lights, a pathway leading to the front door, a side access with double gates to entry, leading to an additional tarmac driveway, which runs down the side of the property.

Rear Garden

Beautifully presented, family friendly rear garden, which is perfect for entertaining, with a large wrap around patio seating area, directly off the bi-fold doors to the rear of the property, a tarmac area to the side providing further off street parking, with double gates for side access, an oil tank, a shed, power points, lighting and an outside tap. The remainder of the garden is laid to lawn with mature trees, a rear gate and half height fencing to the rear, exposing beautiful field views.



view this property online williamhbrown.co.uk/Property/IPS120876



welcome to

Little Park, Main Road, Woolverstone, Ipswich

- Double storey extension
- Completely refurbished throughout
- Ample off street parking
- Large wraparound plot
- Beautifully presented rear garden with field views

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120876



Property Ref:

IPS120876 - 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



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



williamhbrown.co.uk