

**Brockley Crescent, Ipswich, IP1 5HT** 

## welcome to

# **Brockley Crescent, Ipswich**

This attractive, bay fronted, semi-detached bungalow has undergone a no-expense spared renovation and boasts two large, double bedrooms, a modern kitchen, a modern bathroom, a large, South facing rear garden and a block paved driveway to the front.













#### **Entrance Hall**

14' x 2' 9" ( 4.27m x 0.84m )

Oak effect flooring, one radiator, loft hatch and feature panelled walls.

### Lounge

16' max x 11' 2" ( 4.88m max x 3.40m )

Stunning, bay fronted lounge with double glazed bay window to the front, oak effect flooring, one radiator, TV point and suspended lights.

#### Kitchen

9' 3" x 9' 5" ( 2.82m x 2.87m )

Modern kitchen with eye and base level units in grey with white worktop surfaces, a stainless steel sink plus drainer and chrome flexi mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, spot lights, a boxed in boiler, a white, Herringbone tiled splashback, one radiator, double glazed window to the rear, a glazed door to the garden and oak effect flooring.

#### **Master Bedroom**

12' 9" x 10' 2" ( 3.89m x 3.10m )

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

### **Bedroom Two**

12' 7" x 10' (3.84m x 3.05m)

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

#### Bathroom

9' 5" x 4' 9" ( 2.87m x 1.45m )

A bath with overhead shower and waterfall showerhead, a white, panelled, marble effect splashback, low level WC, a suspended vanity sink, chrome heated towel rail and Herringbone, wood effect flooring.

# Outside: Front Garden

A block paved driveway, providing parking for three vehicles, a side gate leading to the rear garden and an outside light.

#### **Rear Garden**

Large, South facing rear garden which is mostly laid to lawn, a pathway leading to the rear of the garden, a side access gate, an outside tap, a small pergola area with a shingle seating area and a hard standing area.





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# **Brockley Crescent, Ipswich**

- No-expense spared renovation throughout
- Two large double bedrooms
- Modern kitchen & bathroom
- Large, South facing rear garden
- Block paved driveway to the front

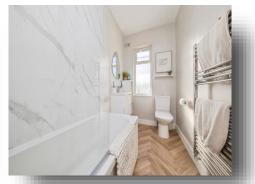
Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£250,000 - £270,000







Bramford Ln Cooole Map data ©2025

Please note the marker reflects the postcode not the actual property

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