

All Saints Road, Ipswich, IP1 4DG

# welcome to

# All Saints Road, Ipswich

This well-presented, end-terraced home benefits from three double bedrooms, a large lounge/diner with bay window, an extension to the side, creating a large kitchen, a ground floor bathroom, a landscaped rear garden with large shed and a COMPLETE ONWARD CHAIN!!













#### **Entrance Hall**

11' 1" x 3' (3.38m x 0.91m)

Carpet flooring, one radiator and half panelled walls leading up the staircase.

### Lounge/Diner

25' 8" x 11' 1" ( 7.82m x 3.38m )

Double glazed bay window to the front, carpet flooring, two radiators, TV point, wall hung lights, an understairs storage and a door to the kitchen.

#### Kitchen/Breakfast Room

16' 2" max x 13' 5" max ( 4.93m max x 4.09m max ) Double glazed windows to the rear and side, a door to the garden, tiled flooring throughout, eye and base level units in high gloss grey with wood effect worktop surfaces, tiled splashback, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, tiled flooring, spot lights, an integrated dishwasher, space for an American fridge/freezer, cooker and washing machine, on radiator and a walkway leading to the pantry cupboard. This room forms part of the extension.

#### **Ground Floor Bathroom**

7' 1" x 6' 9" ( 2.16m x 2.06m )

This ground floor bathroom is finished to a very high standard, with fully panelled walls, a standalone, roll top bath with black central taps, a shower with glass enclosure, waterfall showerhead and shower attachment, low level WC, vanity sink, black Porcelain tiled flooring, one radiator, extractor fan and a cladded ceiling.

### **First Floor Landing**

Half panelled walls leading up the staircase and across the landing, carpet flooring and loft hatch.

#### **Master Bedroom**

13' 7" max x 12' 4" ( 4.14m max x 3.76m ) Double glazed bay window to the front, carpet flooring, one radiator and a full wall of built in, sliding wardrobes.

#### **Bedroom Two**

11' 9" x 8' 6" ( 3.58m x 2.59m )

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

#### **Bedroom Three**

 $9' 9" \times 8' (2.97m \times 2.44m)$ Double glazed bay window to the rear, carpet flooring and one radiator.

# **Outside:**

#### **Front Garden**

A walled border with a gate, a pathway leading to the front door and a side access gate leading to the rear garden.

### **Rear Garden**

Fully paved garden with partial decking, a side access gate, an outside tap and light, a large shed, a canopy area. This garden is the perfect sun trap!

#### Shed

12' 1" x 8' (3.68m x 2.44m)

Barn style doors to entry, a window to the side, power and light.





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# All Saints Road, Ipswich

- Complete onward chain
- Three double bedrooms
- Extended to the side, creating a large kitchen
- Large lounge/diner with bay window
- Ground floor bathroom

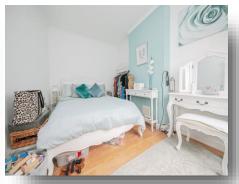
Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £240,000









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