



Kestrel Road, Ipswich, IP2 0RR

welcome to

Kestrel Road, Ipswich

This largely extended family home boasts four good-sized bedrooms, one on the ground floor, annex potential, with a seperate entrance, three reception rooms, a recently fitted ground floor bathroom, a large corner plot rear garden and off street parking.



Entrance Porch

9' 1" x 1' 9" (2.77m x 0.53m)

Carpet flooring, double glazed window to the front, sliding door to entry and a door leading to the hall.

Entrance Hall

6' 5" x 3' 4" (1.96m x 1.02m)

Carpet flooring, one radiator and double glazed window to the front.

Lounge

16' 8" x 10' 9" (5.08m x 3.28m)

Double glazed window to the front, carpet flooring, one radiator, a wood burner with stone base, TV point and an opening to the dining room.

Dining Room

18' 4" x 10' 5" (5.59m x 3.17m)

Two double glazed windows to the rear, two radiators, carpet flooring, sliding doors leading to the utility and a door leading to the lounge.

Kitchen

12' 3" x 9' 2" (3.73m x 2.79m)

A door to the 2nd lounge, eye and base level units in white with black stone effect worktops, a stainless steel sink plus drainer and chrome mixer tap, space for appliances, spot lights, double glazed window to the side and an opening to the dining room.

Utility Room

10' 9" x 5' 2" (3.28m x 1.57m)

Sliding doors leading to the dining room and garden, space for appliances, wood effect flooring and a door leading to the 2nd lounge.

2nd Lounge/Snug

16' 6" x 11' 5" (5.03m x 3.48m)

Double glazed window to the rear, a door to the front, creating a separate entrance to the property, spot lights, carpet flooring, TV point and two radiators. Currently used as a snug, this room was previously used as an annex lounge.

Ground Floor Bedroom Four

11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window to the rear, carpet flooring, one radiator, USB sockets and spot lights.

Ground Floor Bathroom

6' x 5' 4" (1.83m x 1.63m)

Enclosed WC with matching vanity sink and chrome mixer tap, grey wood effect flooring, spot lights, extractor fan, fully tiled walls and flooring, a feature tiled wall, a grey heated towel rail and a P bath with overhead shower, waterfall showerhead and foldable glass screen.

First Floor Landing

Carpet flooring, double glazed window to the front and an airing cupboard.

Master Bedroom

13' 3" x 11' (4.04m x 3.35m)

Double glazed window to the rear, carpet flooring, one radiator and fitted overhead cabinets,

Bedroom Two

12' 7" max x 9' 3" (3.84m max x 2.82m)

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

Bedroom Three

9' 1" x 8' 6" max (2.77m x 2.59m max)

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

Outside:

Front Garden

A block paved front garden with a side access leading to the rear garden.

Rear Garden

Beautifully presented, un-overlooked, corner plot rear garden with a raised decking area, a side access, a large lawned area, a sunken BBQ area with canopy over, hedging, fully enclosed border, a shed and an outside tap and light.



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welcome to

Kestrel Road, Ipswich

- Largely extended family home
- Four good-sized bedrooms
- Three reception rooms
- Ground floor bathroom
- Large corner plot rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119260 - 0004

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