

KEYSTONE



Constable Road, Ipswich, IP4 2UW

£425,000

Detached House
Lounge
Kitchen/Breakfast Room
Family Bathroom & En-Suite
Garage & Double Driveway

Four Bedrooms
Dining Room
Cloakroom
Enclosed Garden
Close To Christchurch Park

Constable Road, Ipswich IP4 2UW

KEYSTONE are pleased to offer for sale this IMMACULATE FOUR BEDROOM DETACHED HOUSE with DOUBLE DRIVEWAY and GARAGE situated close to CHRSTCHURCH PARK. The property benefits from lounge, dining room, kitchen/breakfast room, cloakroom, four bedrooms, bathroom , en-suite, garage and double driveway.



Entrance Door

Wood flooring, window to side, radiator and built in under stairs cupboard.

Lounge

17'1 x 13

Bay window to front, radiator, gas feature fire and double doors leading to...

Dining Room

11'7 x 9'5

French doors to rear and radiator.

Kitchen/Breakfast Room

11'6 x 10'4

Fitted with a range of base units and drawers with stone worktops and matching wall mounted cabinets, sink with tiled splash backs, wall mounted boiler, integrated fridge freezer, space for washing machine, tumble dryer, built in cooker with extractor fan over, water softener, window to rear and door to side.

Cloakroom

Fitted with w/c, vanity sink unit, half tiled walls, radiator and window to front.

First Floor

Landing with window to side and built in airing cupboard.

Bedroom One

13' 4 x 11'9

Bay window to front and radiator.

Bedroom Two

11'7 x 10'1

Window to rear, radiator and built in wardrobes.

En-Suite

Fitted with shower cubicle, w/c, vanity inset sink, half tiled walls, radiator and window to side.

Bedroom Three

Window to front, radiator and built in wardrobe.

Bedroom Four

10'7 x 6'5

Window to rear and radiator.

Bathroom

Fitted with panel bath, w/c, pedestal wash basin, tiled flooring, half tiled walls, heated towel rail and window to rear.

Outside

To the front of the property there is an enclosed garden. To the rear of the property there is an enclosed low maintenance garden with flower beds and borders. The property benefits from a double driveway with garage with electric up and over door and power and light connected with personal door to garden.



Viewings

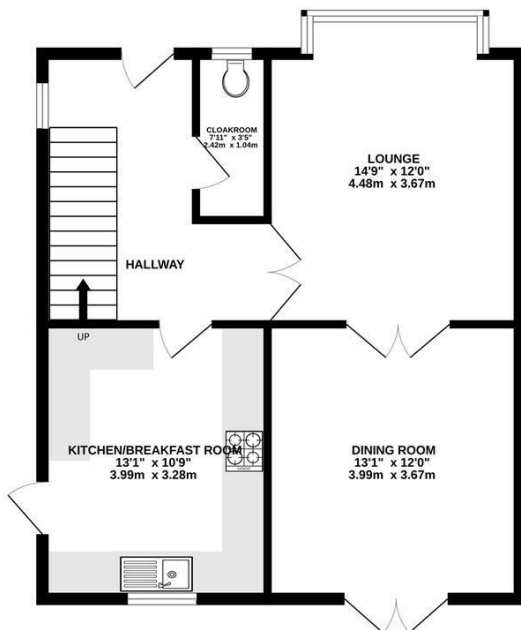
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

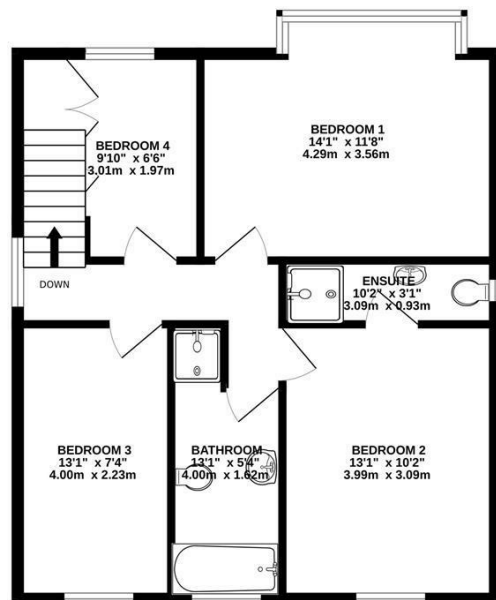
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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