

KEYSTONE



Whitby Road, Ipswich, IP4 4AE
Offers In Excess Of £475,000

Detached Family Home
Extended Kitchen/Diner
Study/Sixth Bedroom
Garage & Off Road Parking
Popular Residential Street

Five Bedrooms
Lounge
Three Bathrooms/Shower Rooms
Corner Plot Position
No Onward Chain

Whitby Road, Ipswich IP4 4AE

This incredibly spacious 5 bedroom detached family home offers a wealth of accommodation over it's 3 floors. Extended substantially and located within popular school catchment areas, this home is perfect for a family looking at gaining more space.



| Ground Floor |

Entrance to the front of the property is achieved via the porch, then opening into the entrance hall. The lounge can be found on your righthand side on entering the property, this a spacious room benefitting from a great deal of natural light given the dual aspect windows, while also benefitting from a log burner. Your first left is the spare reception room/study/sixth bedroom, a room serving a multitude of functions depending on the occupiers needs. Towards the back of the ground floor you find the downstairs shower room - a recent addition by the current owners, and what is arguably the highlight of this property, a wonderful kitchen/diner space. Fitted with a contemporary kitchen with an array of storage which then flows nicely onto the dining area which is bathed in light thanks to the sky lantern and bifold doors in this space. This is a space created with the view of bringing the whole family/house together, in or opinion it's certainly achieved just that.

| First Floor |

On the first floor we find three bedrooms, shower room and separate w/c. All bedrooms on this floor offer a great amount of space for its occupiers with bedroom one in particular benefitting from dual aspect windows. The shower room much like the rest of the washrooms in this property has been refitted and replaced in recent years by its current occupiers.

| Second Floor |

Two bedrooms and a bathroom are found on the top floor of this property, as well as a variety of storage located in the eaves making the top floor incredibly practical as well as spacious. Velux windows have been fitted in one of the bedrooms and the landing space to again, make the most of the natural light in this property. While the leafy green view from the dormer window in the bathroom is also a lovely feature.

| Outside |

Being situated on a corner plot this property benefits from a wrap-around garden on one side of the property. Mostly laid to lawn with a number of raised flower beds, mature shrubs and pergola covering a patio area where the current occupiers hot tub resides. To the front of the property there is a driveway supplying off road parking for a couple of cars, but there is further off road parking accessibly through the double gates on Brunswick Road which also leads to the garage. Accessed via a up and over door of side door, the garage offers plenty of space and has a multitude of function, again depending on the desired use.



Viewings

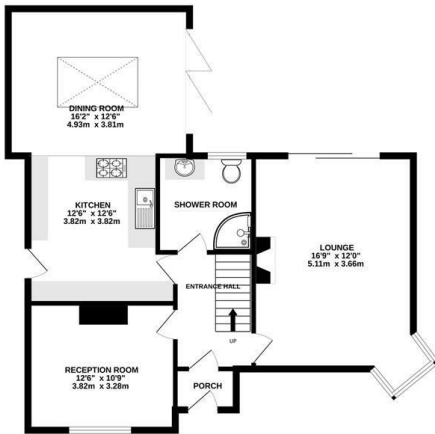
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

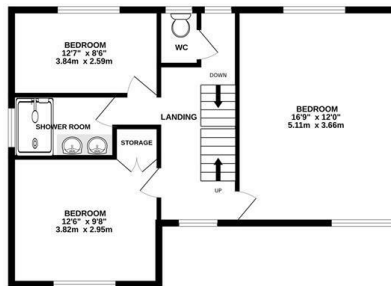
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

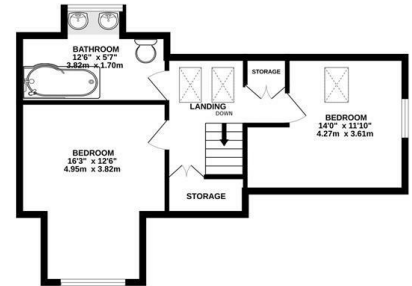
GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



2ND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1900sq.ft. (176.5 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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