

KEYSTONE



Waveney Road, Ipswich, IP1 5DF

Offers Over £325,000

Extended Semi-Detached Home

Kitchen/Diner

Utility Room

Outdoor Snug

Immaculate Throughout

Three Bedrooms

Lounge

Three Bathrooms

Garage & Driveway

Waveney Road, Ipswich IP1 5DF

A simply stunning extended three bedroom semi-detached home which is perfect for a small family or those that love to entertain given the social spaces and truly amazing garden. The property is one that simply has to be seen to be appreciated.



ENTRANCE DOOR

Opens into hallway.

ENTRANCE HALL

Comprising of oak wood flooring, door opening to garage, window to side aspect, radiator and door opening into lounge area.

LOUNGE

Comprising of LVT wood effect laminate flooring, feature fire place, two windows to front aspect, inset down spotlighting and door opening into kitchen/diner.

KITCHEN/DINER

Comprising of a range of base units and drawers with matching wall mounted cabinets, herringbone pattern tiled splash backs, integrated ovens, wine fridge, dishwasher, space and plumbing for american style fridge freezer, quooker kettle tap, marble worktops which have been extended near wash basin to create a bar area on the outside of the property, solid oak worktop on the island unit, bi folding windows to side aspect, electrically operated velux skylights, inset spot lighting, two radiators, LVT wood effect laminate flooring, door to rear aspect and door opening to utility room.

UTILITY ROOM

Comprising of space and plumbing for washing machine, space for tumble dryer, base units with matching wall mounted cabinets, heated towel rail, herringbone pattern tiled splash backs, sink basin spotlighting LVT wood effect laminate flooring and door opening to bathroom.

BATHROOM

Fitted with a three piece suite which comprises of low level w/c, pedestal hand wash basin and wide panel bath with lighting in paneling. LVT wood effect laminate flooring, window to side aspect and heated towel rail.

LANDING

Comprising of window to rear aspect, storage cupboards, access to all bedrooms and wet room.

BEDROOM ONE

Comprising of LVT wood effect laminate

flooring, verticle radiator, radiator, window to front aspect and door opening to en-suite.

EN-SUITE

Fitted with a three piece suite comprising of low level w/c, vanity inset hand wash basin and walk-in shower with glass screen, tiled splash back and LED up lighting. Heated towel rail LVT wood effect laminate flooring and wall integrated fish tank with controls accessed via access hatch.

BEDROOM TWO

Comprising of radiator, custom oak shelf with light illumination and window to front aspect.

BEDROOM THREE

Comprising of radiator and window to side aspect.

WET ROOM

Fitted with a three piece suite comprising of shower, low level w/c and pedestal hand wash basin. Radiator.

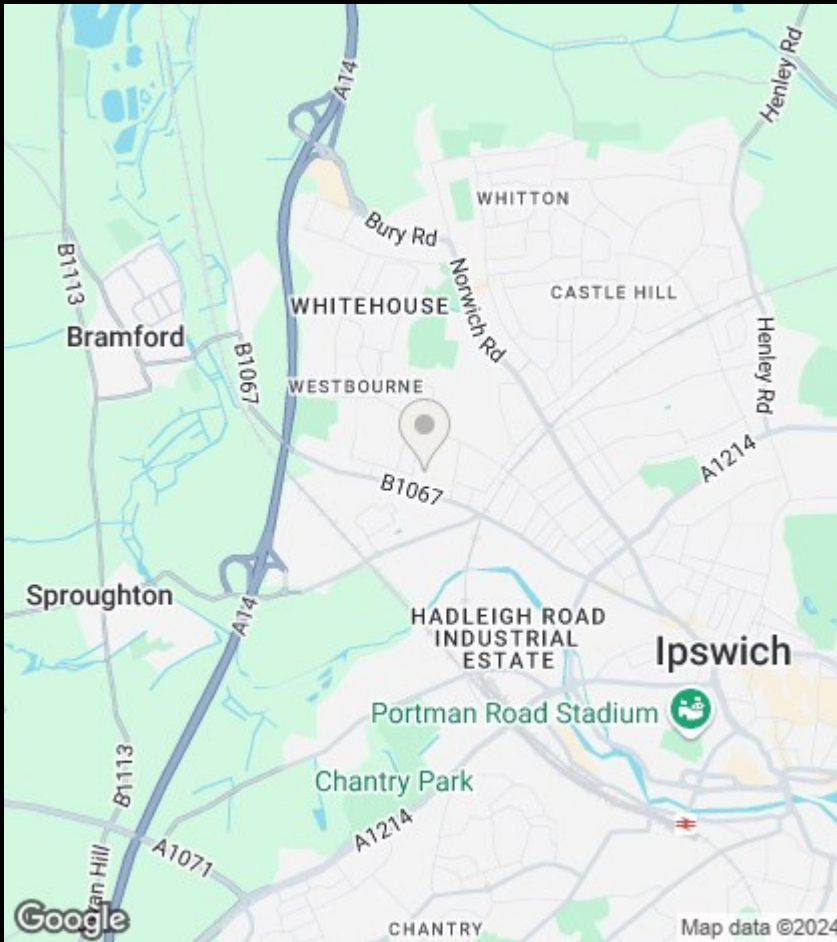
GARAGE

Comprising or a variety of shelving and storage areas, wall mounted combi boiler, electrically operated roll up garage door.

OUTSIDE

To the front of the property there is bloc paved driveway and entrance to garage via roll up garage door. Access to the property is gained via the side of the property where the rear access gate opening to garden is also located.

The rear garden has been heavily landscaped and consists mainly of laid lawn and resin. There is an outside bar and covered snug area with power connections as well as a pond with waterfall feature (which can be controlled via the rear, access for this is available). Raised rendered white flower beds flank either side of the garden housing a variety of mature shrubs and trees.



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		82
(69-80)	C	69	
(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	

