



Wilding Road, Ipswich, IP8 3SG

welcome to

Wilding Road, Ipswich

This well-presented, detached home benefits from four 1st floor bedrooms, a ground floor snug/study/5th bedroom, a separate utility room, a conservatory, off street parking and a double garage.

Entrance Hall

One radiator, a staircase to the first floor and an understairs storage cupboard.

Cloakroom

Low level WC, wash hand basin, one radiator and double glazed window to the side.

Snug/Study/Bedroom Five

Double glazed window to the side, one radiator and loft hatch.

Lounge

Double doors to the hall. a feature fireplace with stone base and surround, one radiator and French doors to the conservatory.

Conservatory

Double glazed windows to the rear and side, French doors opening out to a decked area and the garden, further French doors to the lounge and wood effect flooring.

Dining Room

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

Kitchen

Eye and base level units in cream with wood effect worktop surfaces, a white ceramic sink plus drainer and chrome mixer tap, one radiator, double glazed windows to the rear and side, integrated appliances including dishwasher, fridge, wine fridge, oven and electric hob and extractor hood.

Utility

Eye and base level units in cream with wood effect worktop surfaces, wood effect flooring, a sink with chrome mixer tap, an integrated fridge freezer and washer dryer and a door to the rear garden.

Gallery Landing

Double glazed window to the front, one radiator, an airing cupboard, loft hatch and doors to the bedrooms and bathroom.

Master Bedroom

Double glazed window to the side, a vertical wall hung radiator, carpet flooring, fitted wardrobes, with partial mirrors, fitted cupboards over the bed space and a fitted vanity space with draws and door to the en suite.

En-Suite

A shower with glass enclosure and Mira Platinum shower, enclosed WC, vanity sink, a light up mirror, fitted cupboards, chrome heated towel rail, tiled flooring, partial tiled walls and double glazed window to the rear.

Bedroom Two

Double glazed window to the side, one radiator and fitted bedroom furniture.

Bedroom Three

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

Bedroom Four

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

Bathroom

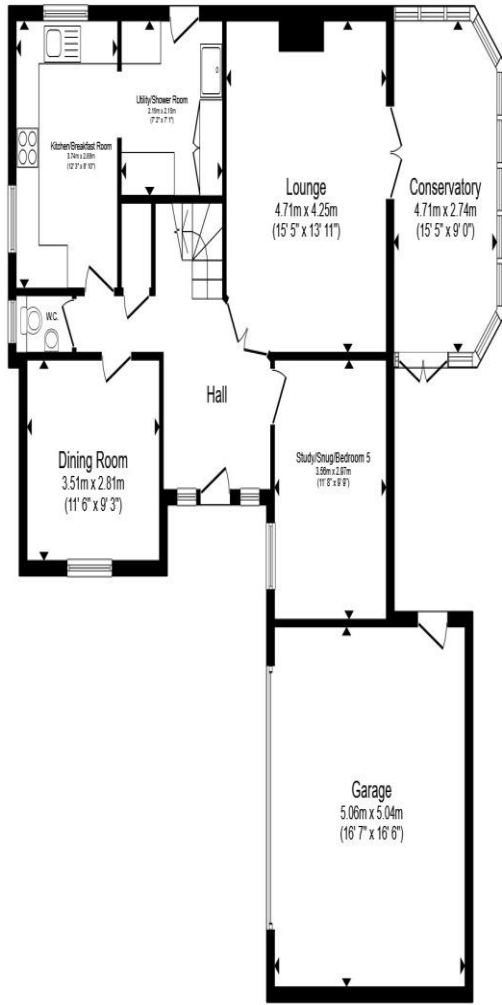
Low level WC, vanity sink with chrome mixer tap, a bath with electric overhead shower and foldable glass screen, a light up mirror, fitted cupboards, a chrome heated towel rail, tiled flooring, partially tiled walls and double glazed window to the side.

Outside: Front Garden

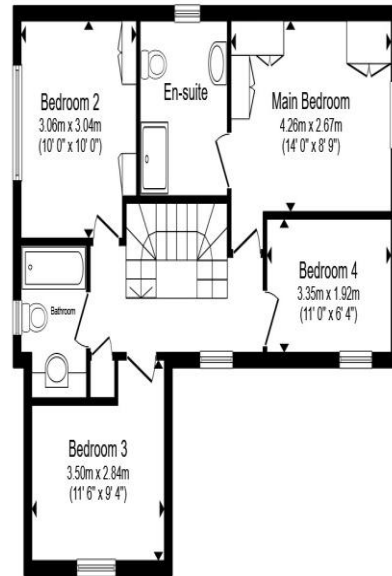
A tarmac driveway, two block paved areas, providing off road parking for four vehicles, access to the double garage and side access gate.

Rear Garden

Well-presented rear garden with a circular patio seating area, a block paved pathway, a grassed area, a side access leading to a decked area, with access to the double garage, flower beds, shrubs, a shed and the side of the house backs onto woodland.



Ground Floor



First Floor

Total floor area 167.6 m² (1,804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Wilding Road,
Ipswich

- Four 1st floor bedrooms & a ground floor snug/study/5th bedroom
- Ground floor cloakroom, 1st floor en suite & bathroom
- Utility room
- Off street parking
- Double garage

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£450,000



view this property online williamhbrown.co.uk/Property/IPS121473



Property Ref:
IPS121473 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk