



Victoria Street, Ipswich, IP1 2JX

welcome to

Victoria Street, Ipswich

This attractive, two bedroom, detached cottage is situated in a secluded location close to Ipswich Town Centre and has been recently renovated, boasting an impressive 34ft lounge/kitchen, a separate dining room, a utility room, ample off street parking, a garage and a South facing plot.



Lounge/Kitchen

34' 1" x 11' 7" max (10.39m x 3.53m max)

Stunning room, spanning the entire width of the property, with a composite front door to entry, double glazed windows to the side and front, Herringbone wood effect flooring throughout, electric radiators, a staircase with glass balustrade, a feature, tiled, chimney breast wall, ample living space including a study space, lounge space and potential for further dining space if required. The kitchen itself benefits from handle less eye and base level units in white with grey stone effect worktop surfaces, an integrated fridge/freezer, an integrated double oven with electric hob and extractor hood, tiled splashback, an integrated dishwasher, a grey, vertical, wall hung radiator, a black sink plus drainer and copper flexi mixer tap and an open archway leading to the dining room and utility room.

Utility Room

6' 2" x 4' 5" (1.88m x 1.35m)

Double glazed window to the front, a glazed door to the garden, Herringbone wood effect flooring, an integrated washing machine, an large broom cupboard and wall hung lights.

Dining Room

9' 5" x 9' 5" (2.87m x 2.87m)

French doors to the garden, Herringbone wood effect flooring, one radiator, wall hung lights and an open archway leading to the lounge.

First Floor Landing

Double glazed window to the rear, carpet flooring,

one radiator, loft hatch, a glass balustrade and a

suspended light.

Master Bedroom

11' 9" x 11' 7" max (3.58m x 3.53m max)

Double glazed window to the front, carpet flooring

and one electric radiator.

Bedroom Two

11' 9" x 5' 4" (3.58m x 1.63m)

Double glazed windows to the front and side, carpet flooring, an airing cupboard and one electric radiator.

Shower Room

11' 7" x 5' 5" max (3.53m x 1.65m max)

Stunning, contemporary shower room with low level WC, a walk in shower with waterfall showerhead and glass enclosure, vanity sink, grey heated towel rail, shaver point, grey tiled flooring and walls, in a textured tile and double glazed window to the front.

Garage

20' x 9' (6.10m x 2.74m)

An up and over door. This garage is currently used for storage.

Outside

Upon entry to this attractive cottage, you are greeted with gated access, walled borders, a separate pedestrian gate, a block paved driveway leading to the garage, a block paved seating area wrapping around the entire plot, a South facing courtyard, a raised decking area, brick planters, a mature tree and outside lighting and tap. Once the gates are closed, this property is completely un-overlooked and private, this is ideal, given the close proximity to the Town Centre.



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Victoria Street, Ipswich

- No expense spared renovation throughout
- Newly fitted, electric central heating
- Impressive 34ft lounge/kitchen
- South facing plot with gated entrance
- Garage & ample off street parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£290,000 - £300,000



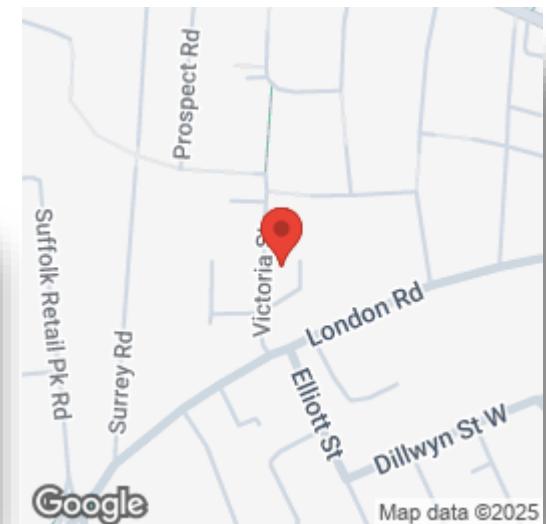
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Property Ref:
IPS118879 - 0003

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Please note the marker reflects the postcode not the actual property



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