



Nacton Road, Ipswich, IP3 9JH

welcome to

Nacton Road, Ipswich

This well-presented, semi-detached home benefits from two large, double bedrooms, a modern kitchen, a stunning four piece bathroom, a separate 1st cloakroom and a large rear garden.

Entrance Porch

Oak effect flooring, part tiled walls and a door to the hall.

Entrance Hall

Oak effect flooring, one radiator and an understairs storage cupboard.

Lounge/Diner

Double glazed bay window to the front, a further double glazed window to the rear, engineered wood flooring, two radiators, a gas fire, TV point and suspended lights.

Kitchen

Large kitchen with double glazed window to the side, a door to the side garden, double doors to the conservatory, eye and base handle less units in high gloss cream with stone effect worktop surfaces, a sink plus drainer and chrome mixer tap, a fitted water softener, tiled splashback, an integrated oven with gas hob and extractor hood, space for a dishwasher, washing machine and fridge/freezer, a boxed in boiler, tiled flooring and one radiator.

Conservatory

Double glazed windows to the side and rear, a glazed door to the garden and double doors to the kitchen.

First Floor Landing

Carpet flooring, one radiator and loft hatch.

Master Bedroom

Double glazed bay window to the front, a further double glazed window to the front, carpet flooring, one radiator and a ceiling fan.

Bedroom Two

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

Bathroom

Stunning four piece bathroom with a standalone roll top bath and standalone chrome mixer tap, a walk in shower with handle less glass enclosure, waterfall shower attachment and further shower attachment, low level WC, vanity sink with storage either side, vertical wall hung radiator, tiled flooring, part tiled walls, spotlights, extractor fan and double glazed window to the rear.

Cloakroom

Double glazed window to the side, low level WC, wash hand basin, space for a washing machine and tumble dryer, tiled flooring, spotlights and part tiled walls.

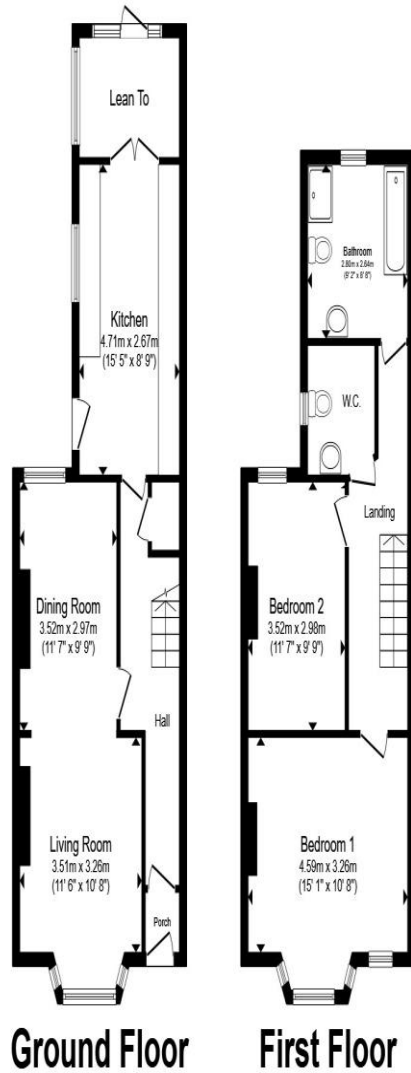
Outside:

Front Garden

A walled border, a pathway to the front door, two gates and a path leading to the side access.

Rear Garden

Beautifully presented, sunny rear garden, which is relatively un-overlooked, with a large patio seating area, a path leading to the rear, a grassed area, vegetable patches, a shed, a side access, flower beds, fully enclosed border and an outside tap and light.



Ground Floor

First Floor

Total floor area 100.7 m² (1,084 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
Nacton Road,
Ipswich

- Deceptively large semi-detached home
- Two large, double bedrooms
- Modern fitted kitchen
- Stunning 1st floor four piece bathroom & separate cloakroom
- Large rear garden

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

£230,000



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