



**Little Park, Main Road, Woolverstone, Ipswich, IP9 1AR**



**welcome to**

**Little Park, Main Road, Woolverstone, Ipswich**

This attractive detached family home has undergone a no-expense spared renovation throughout and benefits from four large double bedrooms, an impressive kitchen/lounge area, a separate dining room and study, a garage, ample off street parking and a beautiful rear garden.



### **Entrance Hall**

Stunning, open plan entrance hall with grey wood effect flooring, one radiator, fitted down lighters, an understairs storage cupboard and an archway leading to the kitchen/lounge area.

### **Kitchen/Lounge Area**

25' 3" x 19' 2" ( 7.70m x 5.84m )

Open plan room designed by the current vendors, encompassing family living and entertaining, boasting bi-fold doors with fitted blinds across the entire back wall of the property, leading out to the garden with stunning field views. The kitchen itself benefits from a range of eye and base level units in matte navy with black handles and quartz worktop surfaces, a central island with ample seating space, a breakfast bar area, an induction hob with invisible extractor hood, an inset sink plus drainer and black mixer tap, two integrated ovens, an integrated dishwasher, an integrated full height fridge and freezer, fitted wooden shelves, suspended lights over the island and spot lights. Towards the living area there is grey wood effect flooring, one radiator, a floor based wood burner with stone effect base and an open archway leading to the hall.

### **Cloakroom**

8' x 2' 8" ( 2.44m x 0.81m )

Low level WC, wash hand basin with chrome waterfall mixer tap, tiled splashback, a wall papered wall, spot lights and double glazed window to the side.

### **Study**

7' 6" x 6' 1" ( 2.29m x 1.85m )

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

### **Dining Room**

16' 3" x 11' ( 4.95m x 3.35m )

Double glazed windows to the front and side, carpet flooring and one radiator. This beautifully light room could be used a separate reception room.

### **Utility Room**

12' 1" x 9' ( 3.68m x 2.74m )

Double glazed window to the side, a door leading to the garden, a further door leading to the garage, base units in cream with oak worktop surfaces, a circular stainless steel sink with chrome mixer tap, space for a washing machine and tumble dryer, grey wood effect flooring and one radiator.

### **First Floor Landing**

Carpet flooring, spot lights, loft hatch and double glazed window to the side.

### **Master Bedroom**

29' 3" max x 12' 4" ( 8.92m max x 3.76m )

Stunning, luxurious master suite boasting a Juliet balcony with beautiful panoramic field views, two double glazed windows to the side, carpet flooring, spot lights, two radiators, a full wall of built in sliding mirrored wardrobes in black and a door leading to the en suite.

### **En Suite**

8' 1" x 4' 5" ( 2.46m x 1.35m )

Enclosed WC, a vanity sink with black mixer tap and tiled splashback, a walk in shower with black enclosure, black waterfall showerhead, black shower attachment and Herringbone tiled splashback, Victorian style tiled flooring, black heated towel rail, a tunnel sky light, spot lights and extractor fan.

### **Bedroom Two**

16' 7" x 11' 1" ( 5.05m x 3.38m )

Double glazed window to the front and side with stunning field views, carpet flooring, one radiator and a double built in wardrobe.

### **Bedroom Three**

12' 3" x 10' ( 3.73m x 3.05m )

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

### **Bedroom Four**

11' 1" x 9' 3" ( 3.38m x 2.82m )

Double glazed window to the side, carpet flooring, one radiator and an acoustic panelled wall with suspended lights.

### **Bathroom**

13' 3" x 6' 3" ( 4.04m x 1.91m )

Beautiful four piece bathroom with a corner shower with black glass enclosure, black shower attachment and a waterfall showerhead, a bath with central black mixer tap, Victorian style tiled flooring, low level WC, vanity sink with black mixer tap, a grey heated towel rail, an extractor fan, part tiled walls and double glazed window to the front.

### **Outside:**

#### **Garage**

15' 1" x 10' 2" ( 4.60m x 3.10m )

An up and over door, a door leading to the utility, power light and storage in the rafters.

#### **Front Garden**

A tarmac driveway providing multiple off street parking spaces, a fenced border, a gate to entry, outside lights, a pathway leading to the front door, a side access with double gates to entry, leading to an additional tarmac driveway, which runs down the side of the property.

#### **Rear Garden**

Beautifully presented, family friendly rear garden, which is perfect for entertaining, with a large wrap around patio seating area, directly off the bi-fold doors to the rear of the property, a tarmac area to the side providing further off street parking, with double gates for side access, an oil tank, a shed, power points, lighting and an outside tap. The remainder of the garden is laid to lawn with mature trees, a rear gate and half height fencing to the rear, exposing beautiful field views.



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## Little Park, Main Road, Woolverstone, Ipswich

- Double storey extension
- Completely refurbished throughout
- Ample off street parking
- Large wraparound plot
- Beautifully presented rear garden with field views

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

# £725,000



Please note the marker reflects the  
postcode not the actual property

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