



**Grantham Crescent, Ipswich, IP2 9PD**

**welcome to**

## **Grantham Crescent, Ipswich**

This beautifully presented, detached home benefits from three good-sized bedrooms, a stunning, open plan lounge, a conservatory, a large, landscaped, corner plot rear garden, a garage and ample off street parking.

### **Entrance Porch**

Impressive entrance porch with double glazed window to the side, Herringbone wood effect flooring, spotlights and a door to the hall.

### **Entrance Hall**

L shaped hall with Herringbone wood effect flooring, a fitted mat, double glazed window to the side, a Victorian style radiator, an oak staircase leading up to the first floor.

### **Kitchen**

Eye and base level units in navy with gold handles and quartz worktop surfaces, an inset one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback in a textured black tile, fitted under counter lights, an integrated double Neff oven with induction hob and extractor hood, an integrated dishwasher and fridge/freezer, space for a washing machine, a chrome Victorian style radiator, spotlights, a boxed in boiler, Herringbone wood effect flooring and double glazed window to the rear.

### **Cloakroom**

Enclosed WC, vanity sink with brass mixer tap, oak effect flooring, spotlights and double glazed window to the front.

### **Lounge**

Stunning, open plan lounge with an opening to the conservatory, double glazed window to the front, Herringbone wood effect flooring, two radiators, TV point and a fitted gas fire with stone base and surround.

### **Conservatory**

Herringbone wood effect flooring, an opening to the lounge, a white vertical wall hung radiator, double glazed windows to the side and rear, a vaulted ceiling and patio doors to the garden.

### **First Floor Landing**

Double glazed window to the front, an oak staircase, loft hatch, spotlights and one electric radiator.

### **Bedroom Two**

Double glazed window to the rear, a bespoke triple fitted wardrobe & chests of drawers, carpet flooring and Victorian style radiator.

### **Bathroom**

Double glazed window to the side, chrome Victorian style heated towel rail, oak effect flooring, enclosed WC with matching vanity sink, double glazed window to the side, a P bath with overhead shower, shower attachment and glass screen, extractor fan, part tiled walls and shaver point.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring, a Victorian style radiator, a double, fitted, sliding, mirrored wardrobe and a full wall of bespoke fitted cabinets, wardrobes and shelving, creating ample storage space.

### **Bedroom Three**

Double glazed window to the front, a Victorian style radiator, carpet flooring, spotlights and a full wall of bespoke fitted wardrobes with chests of drawers, shoe store and shelving.

### **Outside:**

#### **Garage**

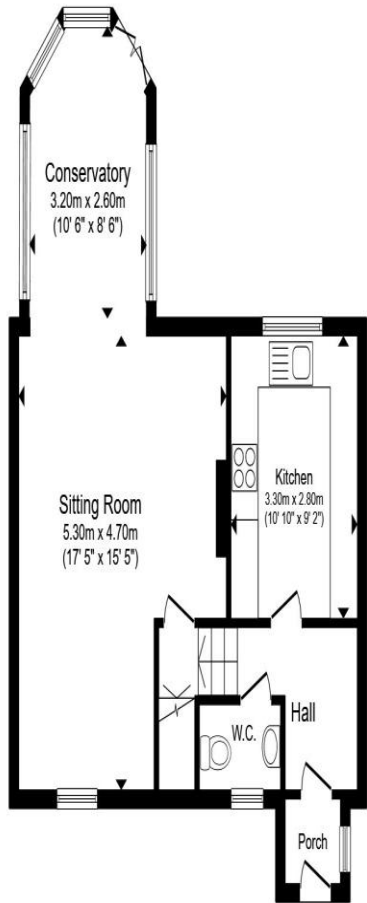
An electric roller door, power, light, storage in the rafters and a door to the garden.

#### **Front Garden**

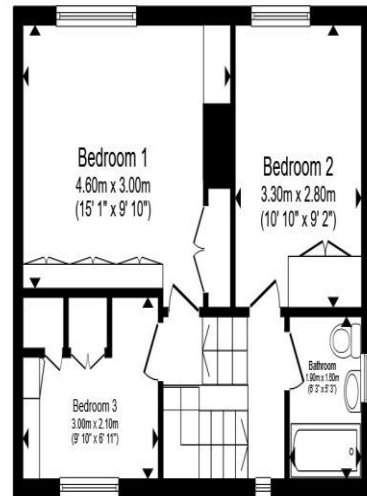
A large frontage with hedging, a sleeper border surround, a block paved driveway providing parking for two vehicles, a large grassed area to the side, two sets of double gates leading to the garden and a partial brick walled border.

#### **Rear Garden**

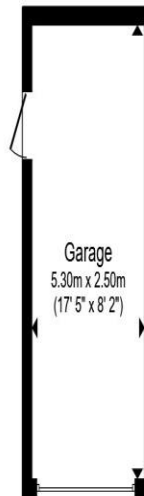
A large, North-West facing, corner plot garden, which is completely private, with a large side grassed area, double gates to the rear, 3 large sheds (to stay), a gate leading to the main garden, an additional side access through the garage, fully enclosed borders, patio areas, block paved seating areas, a raised decking area with balustrade and canopy over, perfect for enjoying the afternoon sun, a path, raised flower beds, hedging and trees, palm trees, power points and an outside tap and lights.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 102.8 m<sup>2</sup> (1,106 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](http://www.propertybox.io)



welcome to  
**Grantham Crescent,  
Ipswich**

- No-expense spared renovation throughout
- Three good-sized bedrooms, all with bespoke fitted wardrobes
- Fully fitted kitchen
- Garage & ample off street parking
- Large, landscaped, corner plot rear garden

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

offers over  
**£360,000**



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