



Main Road, Lower Somersham,  
£374,995

 5  2  2 

- Five Bedroom, End Terrace Property
- Desirable location
- Gas central heating
- Double story extension on the side of the property
- South facing rear garden
- Generous rear garden
- Off street parking for multiple cars
- Combi boiler fitted in July 2023

GRACE ESATE AGENTS is delighted to present this beautiful Five bedroom end terrace property located in the desirable location of Somersham. Although this property is located in a quiet, friendly and sought after village, it is only short drive into central Ipswich. The side of the property has had a double extension added, which makes the perfect space for a spacious entrance hall, Utility room and Ground floor Bathroom. The property also has a large Kitchen Diner, Family room and Living room all located on the ground floor of the property with the Living room and Family room having access to the rear garden.

Somersham has excellent access to a rich network of footpaths over the local countryside, The Community shop and playing field are across the road from the property with a recently installed children's play area, alongside the existing basketball court and tennis courts.

On the first floor of this well presented property is where the Master bedroom, Bedroom 2, Bedroom 3, Bedroom 4 and Bedroom 5 and the Upstairs Bathroom are located. All of these rooms can be accessed by a spacious upstairs landing area.

**PROPERTY**  
Five Bedroom end terrace property, 2 Bathrooms, Kitchen diner, Family room, Living room, Utility room and has had a side extension added to the property located in Somersham.

**ENTRANCE HALL**  
7'6" x 3'3" (2.3 x 1)  
Wood style flooring, double storage cupboard to the left when entering the property, storage cupboard to the right when entering the property, one radiator, access to the Kitchen/Diner and Utility room.

**UTILITY ROOM**  
7'2" x 4'7" (2.2 x 1.4)  
Tiled flooring, One window which is front facing, access to the ground floor Bathroom.





#### GROUND FLOOR BATHROOM

7'2" x 3'3" (2.2 x 1)

Tiled flooring, Toilet with basin, Sink with storage below, Shower with shower screen and wall mounted shower.

#### KITCHEN/DINER

15'8" x 10'5" (4.8 x 3.2)

Wood styled flooring, One window front facing, one radiator, Pantry, access to the Living room and Family room and former serving hatch.

#### FAMILY ROOM

10'2" x 15'8" (3.1 x 4.8)

Two radiator, Double doors with access to the rear garden and wood style flooring.

#### LIVING ROOM

15'8" x 13'5" (4.8 x 4.1)

One window rear facing, Double patio doors with access to rear garden, one radiator and former serving hatch.

#### MASTER BEDROOM

14'5" x 8'10" (4.4 x 2.7)

One window rear facing window and One radiator.

#### BEDROOM 2

6'2" x 8'2" (1.9 x 2.5)

One rear facing window and One radiator.

#### BEDROOM 3

9'6" x 9'2" (2.9 x 2.8)

One front facing window and One radiator

#### BEDROOM 4

10'5" x 10'2" (3.2 x 3.1)

One side facing window, One front facing window, One radiator.

#### BEDROOM 5

9'10" x 10'5" (3 x 3.2)

One rear facing window and One radiator.

#### UPSTAIRS LANDING

Access to Master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and Upstairs bathroom. Access to loft, with pull down ladder.

#### OUTSIDE

Front garden which is mainly lawn, with a concrete path leading to the front entrance of the property. Side access that leads to the rear of the property with enough space to fit a car down the side of the property, the side access of the property is concreted. The Rear Garden is not over looked and has a patio area which leads onto a large lawned area, there is a shed on the lawned area of the garden, there is also an insulated office/workshop with an electricity supply which is accessed at the end of the lawned area through a wooden gate, this workshop leads onto another part of the garden.

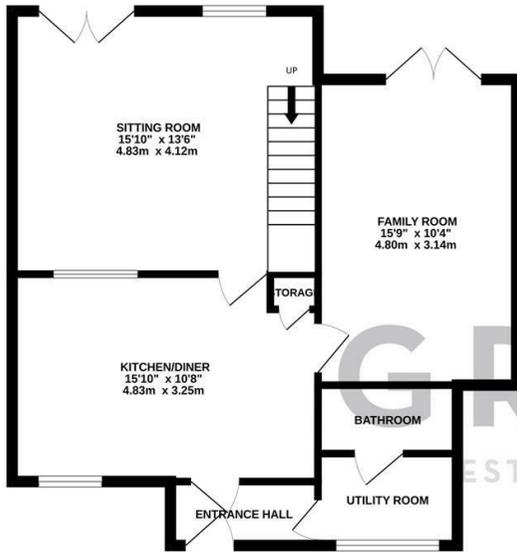
#### UPSTAIRS BATHROOM

5'10" x 5'2" (1.8 x 1.6)

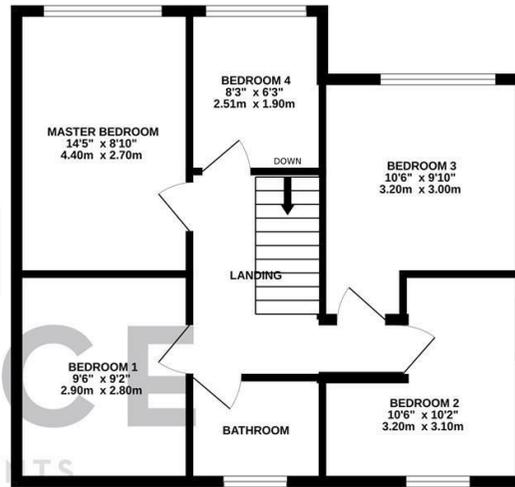
Front facing window, Tiled flooring, Toilet with basin, Fitted bath with mixer tap and mounted shower and fitted sink.



GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.

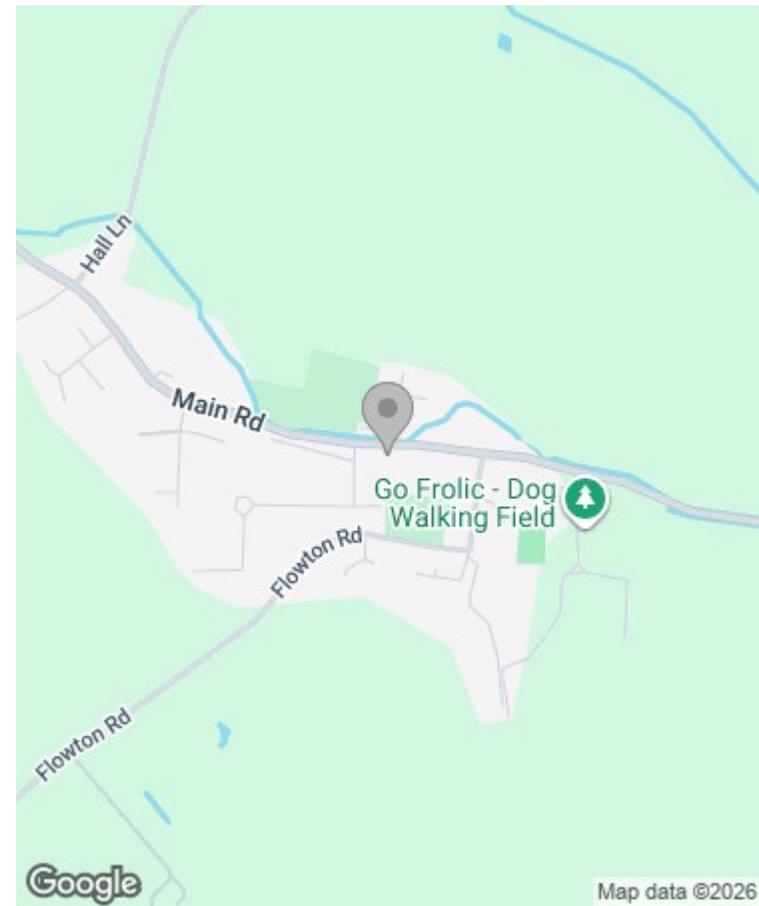


1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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