



CharlesWright

PROPERTIES

Selling Properties the Wright Way



24 Beech Grove

Guide price £300,000



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Ipswich, IP3 0NX

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Description

A stunning three bedroom double bay family home which has been beautifully and extensively renovated throughout with handmade bespoke wooden kitchen and utility area, full height fitted wardrobes in two of the bedrooms, fitted shoe storage under the stairs and bespoke alcove units in the living room. The property is immaculately presented throughout and is finished with top quality light fittings and flooring, recently fitted shutters, feature wall panelling and a cosy log burning stove.

Location

The property is situated to the south east of Ipswich and is within walking distances of local shops and Cliff Lane Primary School. The town centre is also within easy reach with its shopping and recreational facilities as well as its rejuvenated water front with bars restaurants and marina. Ipswich main line railway station offers a fast and frequent rail service to London's Liverpool street, journey scheduled just over the hour.

Entrance hall

Wooden glazed door to front, double glazed window to side, stair flight to the first floor with feature panelled walls, bespoke handmade under stair cupboard and boot storage, radiator and engineered oak flooring.

Sitting room

11'05 x 10'01 (3.48m x 3.07m)

Double glazed bay window to front with shutters, bespoke alcove units either side of a fireplace with cosy log burner, radiator and engineered oak flooring.

Kitchen/breakfast room

11'01 x 17'05 into bay (3.38m x 5.31m into bay)

Double glazed window to side with shutters, bespoke handmade cream kitchen with quartz worktops above, integrated oven, integrated dishwasher, integrated pull out bins, integrated gas hob, porcelain tiled floor and radiator.

Dining/utility room

13'05 x 8 (4.09m x 2.44m)

Double glazed windows and double doors to rear with fitted blinds, bespoke handmade cupboards with laundry cupboard, space for washing machine and tumble dryer, space for American style fridge/freezer, radiator and tile floor.

First floor landing

Double glazed window to side, radiator, loft hatch with fitted loft ladder and boarding, and carpet flooring.

Bedroom one

9'02 x 13'01 into bay (2.79m x 3.99m into bay)

Double glazed bay window to front with shutters, panelled feature wall, bespoke handmade wardrobes, radiator and engineered oak flooring.

Bedroom two

11'03 x 9'03 (3.43m x 2.82m)

Double glazed window to rear, bespoke hand made open wardrobes, radiator and carpet flooring.

Bedroom three

7'04 x 6'00 (2.24m x 1.83m)

Double glazed window to front, panelled feature walls, radiator and engineered oak floor.

Tel: 01394 446483

Bathroom

7'10 x 6'02 (2.39m x 1.88m)

Double glazed window to rear, exposed white washed brick work with feature panelling below, freestanding roll top bath, bespoke handmade vanity with marbled top and inset sink, wc, heated towel rail and wooden floor.

Outside and gardens

To the front of the property there is a shingled drive providing off road parking for two vehicles. Side access is provided to the south westerly facing rear garden where there is a large private sandstone patio, an Astro turf lawn and log store. There is a detached workshop which provides multi-purpose use measuring 29' x 17'09 with power and lighting.

Services

We understand mains electric, gas, water and drainage are connected to the property.

Tenure: Freehold

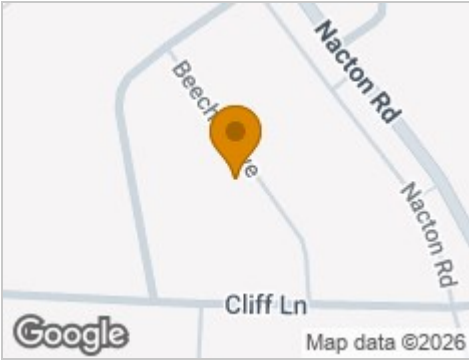
Epc rating: C

Council: Ipswich Borough band B

Agents note: A photo of the kitchen includes AI alteration to include the quartz worktop which is being fitted on the 17th August.



Road Map



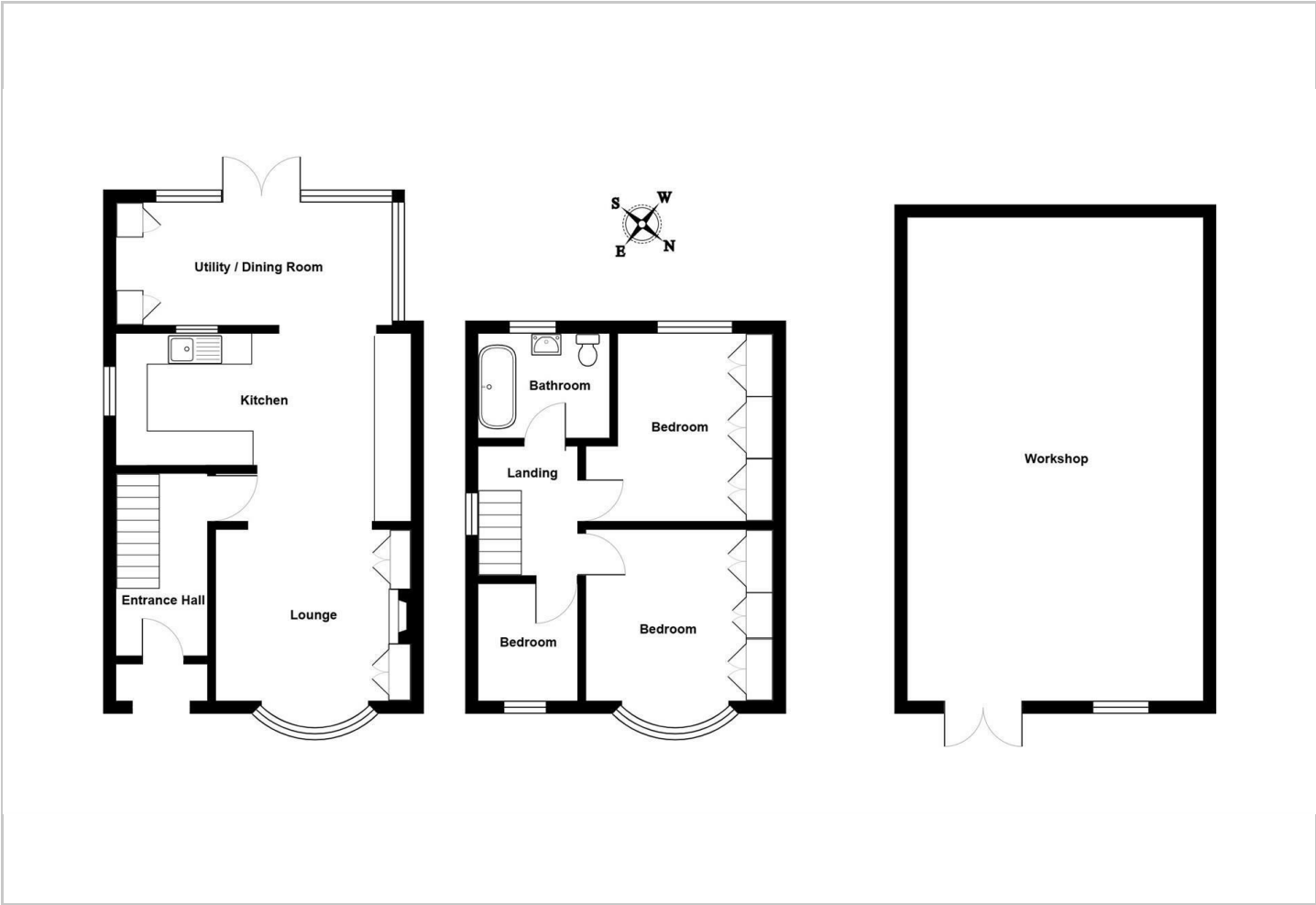
Hybrid Map



Terrain Map



Floor Plan

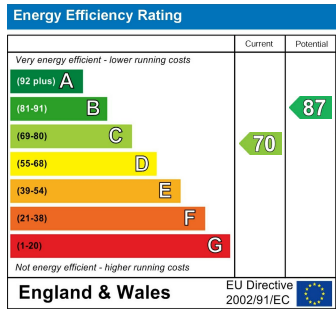


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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