



Crabbe Street, Ipswich, IP4 5HR

welcome to

Crabbe Street, Ipswich

****EAST IPSWICH **STUNNING HOUSE **TWO RECEPTION AREAS **BI FOLD DOORS **UTILITY **STUDY **CLOAKROOM **SHOWER ROOM **FIRST FLOOR BATHROOM **THREE BEDROOMS **GATED ENTRANCE **PARKING **GARAGE **GOOD SIZE REAR GARDEN**

Agents Note:

Please note there is a strip of land behind the garden where no building is allowed.

Entrance Porch

Upon arrival at the property, the imposing nature of the house is striking as you approach the home via the substantial driveway. The entrance door leads into a porch, which in turn has a further door leading into the hallway.

Hallway

Upon entering the property, the stunning entrance hall sets the tone of the character of the property. With high ceilings and stairs to the first floor. There are also doors to the cloakroom, lounge and dining room.

Lounge/Bedroom Four

Three double glazed sash windows to front with bespoke shutters, exposed and varnished floorboards, picture rail feature fireplace with fully tiled hearth, radiator and smooth coved ceiling. This room could also be used as a further bedroom.

Dining/Sitting Area

Double glazed window to rear, feature fireplace with log burner and marble hearth, high ceilings, strip wood flooring, radiator and access to:

Kitchen/Breakfast Room

Double glazed window to side, orangery style Victorian roof lighting, double glazed bi-fold doors giving access to the rear garden, strip wood flooring, space and plumbing for American fridge/freezer, space for range style oven with extractor hood over, vertical wall, radiator, spotlights, a one and a half bowl sink with mixer tap, inset in a roll edge work surface, with cupboards

and drawers and matching above, an island unit and space and plumbing for dishwasher.

Ground Floor Shower Room

Fully tiled shower with glass enclosure and shower over, wash hand basin, low level WC, tiled flooring, internal window to side, spotlights and extractor fan.

Inner Hall

Wood effect flooring and doors giving access to:

Cloakroom

Low level WC, pedestal wash hand basin with tiled splash back, Victorian style vinyl flooring and smooth ceiling with extractor fan.

Study Area

Wood effect flooring, skylight window, radiator, smooth coved ceiling and door giving access to:

Utility Room

Double glazed door giving access to the rear garden, space and plumbing for washing machine. Space for tumble dryer, Victorian tiles flooring, single drainer, stainless steel sink with mixer spray, tap, inset in a worktop with cupboards under and above.

1st Floor Split-Level Landing

Two double glazed windows to side, smooth coved ceiling, loft access and doors giving access to:

Bedroom One

Double glazed sash windows to the front, with bespoke shutters, wood effect flooring and radiator.

Bedroom Two

Double glazed windows to rear and side and radiator.

Bedroom Three

Double glazed window to side and radiator.

Bathroom

Double glazed window to front, Victorian style WC, Victorian style wash hand basin with mixer tap, a bath with mixer tap, rainfall overhead shower and shower screen, tiled walls, extractor fan, Victorian style radiator and heated towel rail.

Outside:

Front Garden

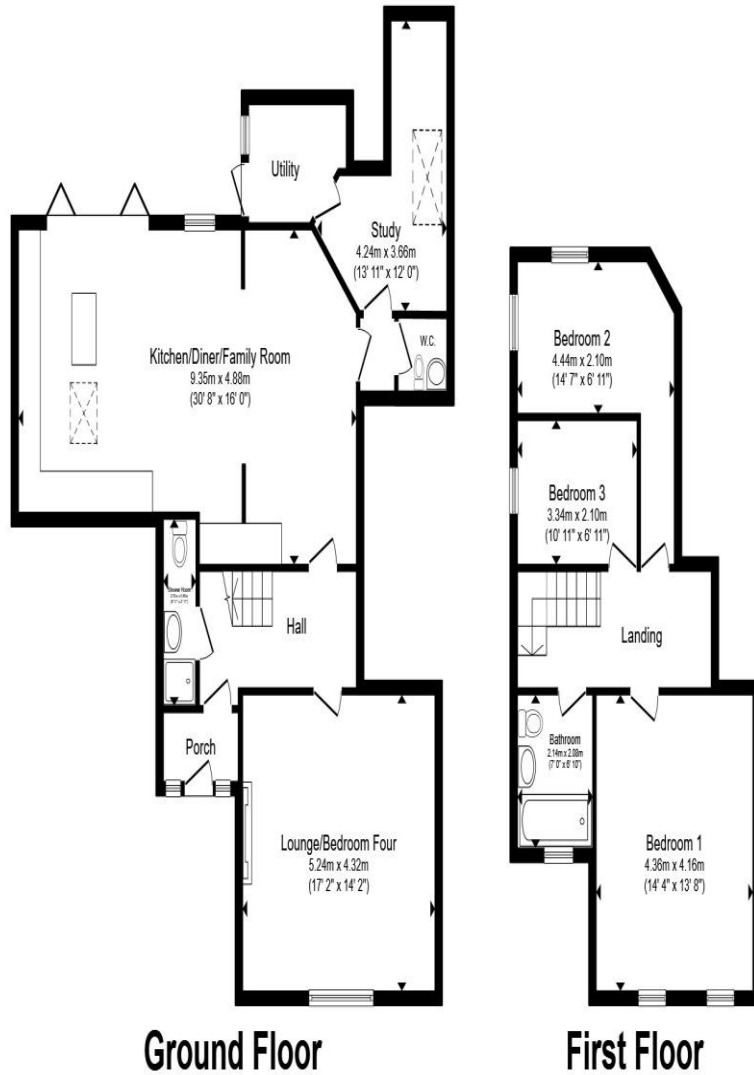
Gated access leading to a substantial shingle driveway, providing off street parking for multiple vehicles and access to the garage.

Rear Garden

To the rear of the house is a generous plot, with a patio seating area, a pergola, a range of mature plants, shrubs and trees, fully enclosed border, a large lawned area and a shed, This outside space is ideal for entertaining or for children to play.

Garage

Automatic roller door, power, light, wall mounted boiler and skylight window.



Total floor area 147.5 m² (1,588 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
Crabbe Street,
Ipswich

- CHARACTER PROPERTY
- CAFE STYLE SHUTTERS TO THE FRONT
- EXTENDED ACCOMMODATION
- HOME OFFICE
- DELIGHTFUL GARDEN

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

offers in excess of
£500,000



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Property Ref:
IPW104392 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk