



Holcombe Crescent, Ipswich, IP2 9PW

welcome to

Holcombe Crescent, Ipswich

This well-presented, semi-detached home has been heavily extended to the front and rear, benefiting from a large lounge/diner, an open plan kitchen breakfast room, a ground floor shower room, a 1st floor bathroom and ample off street parking.

Entrance Hall

Stunning, open plan entrance hall with wood effect flooring, a wall papered wall, double glazed window to the side and one radiator.

Study

Wood effect flooring and one radiator. This room is half of the garage conversion and is currently used as a bar.

Ground Floor Shower Room

Low level WC, pedestal wash hand basin, a shower with glass enclosure, tiled flooring, spotlights, extractor fan and double glazed window to the front.

Lounge

Stunning, open plan lounge/diner with double glazed bay window to the rear, with a window seat, wood effect flooring throughout, TV point, two radiators and a stone surround.

Kitchen Breakfast Room

French doors to the rear garden, two double glazed windows to the side, hard tiled, grey wood effect flooring throughout, a fitted breakfast bar, spotlights, two radiators, eye and base level units in grey with wood effect worktop surfaces, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, space for a fridge/freezer, cooker, washing machine and dishwasher, a fitted extractor hood and an understairs storage cupboard.

First Floor Landing

Carpet flooring, loft hatch and an airing cupboard.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

Bedroom Two

Double glazed window to the rear, carpet flooring, one radiator and an L shaped, fitted wardrobe.

Bedroom Three

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

Bathroom

Enclosed WC, a vanity sink, a bath with overhead shower and glass screen, fully tiled walls, chrome heated towel rail and wood effect flooring.

Outside:

Front Garden

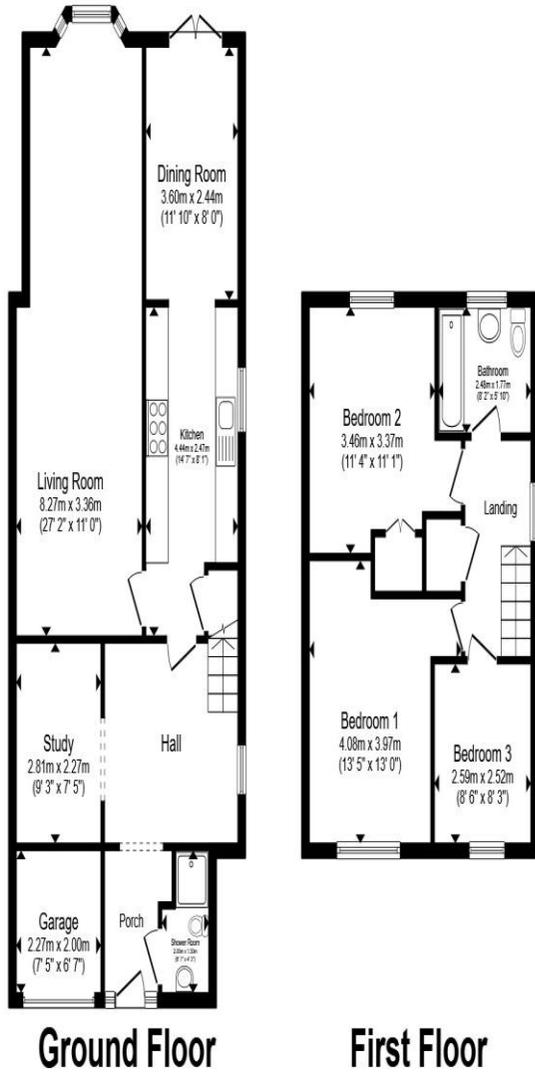
Ample off street parking and a side access.

Garage

An up and over door. This garage is used for storage.

Rear Garden

A large rear garden with a raised patio seating area, the remainder is laid to grass, a shingle area, steps leading to the rear of the garden, a shed, a green house, an outside tap and light, hedging to the rear, a side access and fully enclosed borders.



Total floor area 121.4 m² (1,307 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
Holcombe Crescent,
Ipswich

- Heavily extended to the front & rear
- Three good-sized bedrooms
- Large lounge/diner
- Open plan kitchen breakfast room
- Ground floor shower room & 1st floor bathroom

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

offers over
£300,000



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Property Ref:
IPS121214 - 0002

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