



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



72 Dover Road

Ipswich, IP3 8JQ

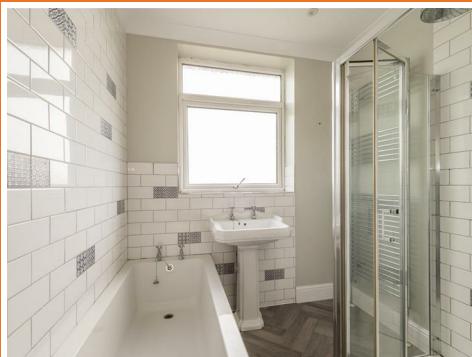
**Guide price £300,000**



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## Description

Offered for sale with no onward chain is this extended three bedroom semi-detached home with large garden and fantastic living space, ideal for a family. The property is well presented throughout and has recently undergone redecoration, new flooring and has had a new boiler fitted. Inside the stunning accommodation comprises of an entrance hall, cosy sitting room with log burner, newly fitted utility with a wc, an impressive kitchen/dining room with an opening onto a secondary reception room on the ground floor. Upstairs there is a landing, three bedrooms and modern family bathroom. Gas central heating and double glazing is fitted throughout.

## Location

The property is situated to the east of Ipswich and is within walking distances of local shops and also within easy reach of Rose Hill Primary and Copleston High 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

Double glazed door to front, radiator, stairflight to first floor and wood effect flooring.

## Sitting room

11'01 x 13'01 into bay

Double glazed bay window to front, fire place with log burner, radiator and carpet flooring.

## Kitchen/dining room

17'08 x 11'03 (5.38m x 3.43m)

Double glazed window and double doors to rear, matching grey gloss units with worktops above, matching central island, integrated Neff double oven, integrated hob with extractor above, space for a fridge/freezer, plumbing for a dishwasher, radiator and wood effect flooring.

## Snug

11'07 x 10'04 (3.53m x 3.15m)

Open fireplace, radiator and carpet flooring.

## Utility/cloakroom

8'05 x 3'09 (2.57m x 1.14m)

Double glazed window to side, understairs cupboard housing boiler, white gloss eye level units, plumbing for washing machine and tumble dryer, low level wc, white gloss vanity unit with wash basin, radiator and wood effect flooring.

## First floor landing

Double glazed window to side, oak doors to first floor rooms, loft access and carpet flooring.

## Bedroom one

11'01 x 13'05 into bay (3.38m x 4.09m into bay)

Double glazed bay window to front, fitted wardrobes, radiator and carpet flooring.

## Bedroom two

11'07 x 10'04 (3.53m x 3.15m)

Double glazed window to rear, radiator and carpet flooring.

## **Bedroom three**

7'09 x 5'09 (2.36m x 1.75m)

Double glazed window to front, radiator and carpet flooring.

EPC rating: C

Council tax band: tbc

## **Bathroom**

8'06 x 6'06 (2.59m x 1.98m)

Double glazed window to rear, three piece suite comprising a panelled bath, shower cubicle with rainfall shower, pedestal wash basin, low level wc, decorative tiling, heated towel rail and herringbone effect flooring.

## **Outside and gardens**

To the front of the property there is an area laid to resin and a side gate leading to the rear garden. The generous rear garden enjoys a westerly aspect and benefits from having a large raised decking area, a hard standing for a shed, a lawned area with some mature trees all enclosed by fencing.

## **Services**

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

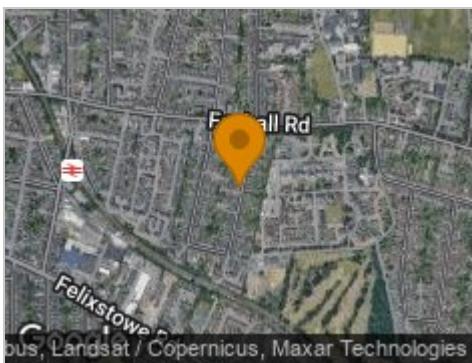
Tenure: Freehold



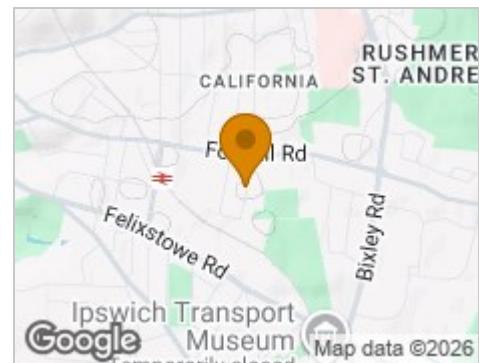
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

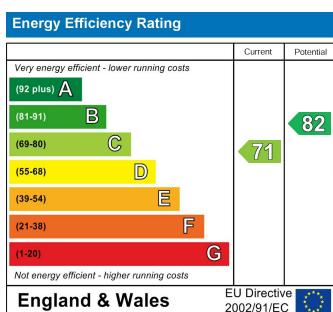


## Viewing

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.

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## Energy Efficiency Graph



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