





Willis Crescent, IPSWICH, IP4 3FA

william h brown

welcome to

Willis Crescent, IPSWICH

Beautifully presented, three double bedroom town house with a garage and driveway parking, two en suites, a spacious kitchen/diner and a landscaped South-East facing garden. Ideally located in a popular East Ipswich position, close to amenities, Ipswich Hospital and Northgate High School.

Entrance Hall
Engineered oak flooring, radiator, under-stairs storage cupboards and stairs rising to the first floor.

Cloakroom
Low-level WC, wash hand basin and radiator.

Lounge
Double glazed window to the front with fitted blinds, engineered oak flooring, radiator, bespoke meter cupboard with additional shelving, feature tiled alcove with decorative white mantel and stone hearth suitable for an electric fireplace, TV point and double internal doors opening to the kitchen/dining room.

Kitchen/Dining Room
Double glazed window and patio doors overlooking the rear garden, a range of grey shaker-style wall and base units with wood-effect work surfaces, integrated dishwasher, washing machine, oven, gas hob and extractor hood, space for a fridge/freezer, a grey sink with drainer and mixer tap, tiled splashbacks, tiled flooring, radiator and ample space for dining table and chairs.

First Floor Landing
Carpet flooring, radiator and airing cupboard.

Family Bathroom
Double glazed obscured window to the rear, grey wood-effect flooring, radiator, low-level WC, pedestal wash hand basin, panel enclosed bath with shower attachment, partly tiled walls and shaver point.

Bedroom Two
Two double glazed windows to the front aspect, fitted blinds, carpet flooring, radiator, double built-in wardrobe and access to en suite shower room.

En Suite To Bedroom Two
Low-level WC, pedestal wash hand basin, a corner shower cubicle with glazed enclosure, grey wood-effect flooring, partly tiled walls, radiator, extractor fan and shaver point.

Bedroom Three
Double glazed window to the rear aspect, carpet flooring and radiator.

Second Floor Landing
Carpet flooring and radiator.

Master Bedroom
Double glazed window to the front aspect, Velux roof window to the rear, carpet flooring, two radiators, a large eaves storage cupboard and access to en suite shower room.

En Suite To Master Bedroom
Low-level WC, pedestal wash hand basin, double shower cubicle with glazed enclosure, grey wood-effect flooring, radiator and partly tiled walls.

Outside:

Front Garden
Small paved pathway leading to the front door, with an attractive communal green located directly opposite the property.

Rear Garden
A beautifully maintained, South-East facing rear garden, fully enclosed and landscaped for ease of maintenance. Features include a raised decked seating area adjoining the kitchen, lawn, mature flower beds, paved pathway, outside tap and external lighting. Rear gated access leads directly to the garage and parking area.

Garage & Parking
Single garage with up-and-over door, power suitable for storage requirements and a driveway parking space located directly in front of the garage.



Total floor area 108.1 m² (1,164 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

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welcome to

Willis Crescent,

IPSWICH

- Three spacious double bedrooms
- En suite shower rooms to master bedroom & bedroom two
- Ground floor cloakroom & first floor family bathroom
- Modern fitted kitchen/dining room with integrated appliances
- Spacious lounge with feature fireplace recess

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

£330,000



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The Property Ombudsman

Property Ref:
IPW104347 - 0003

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