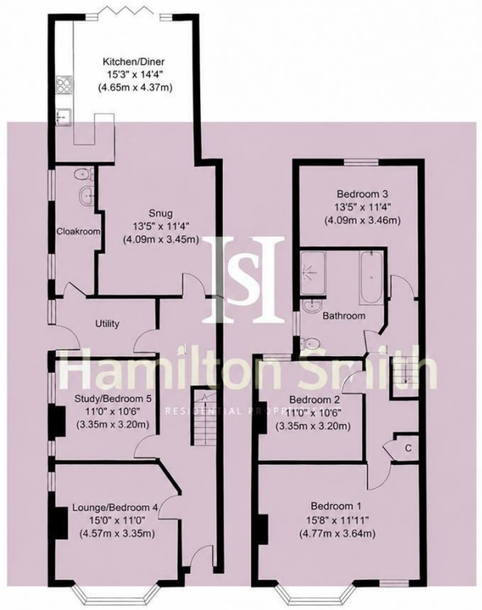

Ground Floor
Approximate Floor Area
935 sq. ft
(86.89 sq. m)

First Floor
Approximate Floor Area
631 sq. ft
(58.66 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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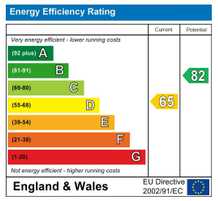

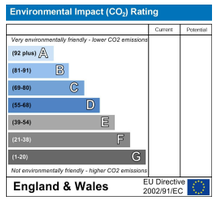

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

80 Murray Road, Ipswich IP3 9AQ

£360,000

BEAUTIFUL VIEWS OPPOSITE PARK - An EXTENDED Victorian 4/5 bedroom semi detached house situated on the eastern side of the town on a much sought after road looking over the park. This well presented family home benefits from a modern OPEN PLAN KITCHEN/DINER/FAMILY room, 2 further multifunctional reception rooms, utility, cloakroom, 1st floor Bathroom, double glazed windows, gas central heating and west facing rear garden with a log studio cabin. This family home must be viewed to appreciate the accommodation on offer.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

80 Murray Road, Ipswich, Suffolk, IP3 9AQ

Entrance door to...

HALLWAY:
UnderStairs storage cupboard, radiator, doors off.

LOUNGE/BEDROOM 4: 15 x 11 (4.57m x 3.35m)
Double glazed bay window to front with views of the park, feature ornamental fireplace and radiator.

STUDY/BEDROOM 5: 11 x 10'6 (3.35m x 3.20m)
Double glazed windows to the side and a radiator. Cupboard with Worcester boiler fitted 2022.

FAMILY ROOM/SNUG: 13'4 x 11 (4.06m x 3.35m)
Radiator, in built alcove shelves, karndean wood effect flooring opens through to....

KITCHEN/DINER/FAMILY ROOM: 15'3 x 14'4 (4.65m x 4.37m)
Feature 3 door fully opening bifold double glazed doors to rear of property. Continued karndean wood effect flooring throughout, range of fitted wall and base units, drawers, worktops with breakfast bar encompassed kitchen area. 3 tall matching storage full height cupboards. Built in double NEFF electric ovens (top oven is a slide and hide), integral BOSCH dishwashers, electric 4 ring AEG induction hob with decorative backsplash and extractor above.

CLOAKROOM:
Double glazed windows to side, W.C, wash basin, wall unit, radiator, extractor and inset spot lights.

UTILITY ROOM:
Part double glazed door to side of property, window, full height storage cupboard, worktop, plumbing for washing machine and space under for tumble dryer, radiator and ample space for shoes and coats.

LANDING:
Loft access, cupboard. Doors off. LOFT: fixed wooden pull down ladder, lighting and boarded for additional storage.

BEDROOM ONE: 15'6 x 15' (4.72m x 4.57m)
Double glazed bay window to front with views of the park. Radiator.

BEDROOM TWO: 10'9 x 10'3 (3.28m x 3.12m)
Double glazed window to rear and radiator. Airing cupboard with immersion (2020).

BEDROOM THREE: 11'2 x 10' + door recess (3.40m x 3.05m + door recess)
Double glazed window to rear and radiator.

BATHROOM: 10'3 x7'6 (3.12m x2.29m)
Double glazed window to side, bath, separate double shower cubicle with Aqualisa digital shower & recently fitted shower tray, panelling and
black framed 8mm soft close sliding screen, W.C, wash basin, electric heated towel rail and radiator.

OUTSIDE:
To the front, the property benefits from a garden, a Victorian style tiled pathway leading to the entrance and beautiful views across the park.
The west-facing rear garden is well maintained and predominantly laid to lawn, complemented by a beautifully created porcelain tiled undercover patio area sheltered by an impressive solid, fixed pitched roof pergola, creating an ideal space for outdoor dining and entertaining. There is also a large "Tiger" Studio cabin with power connected (ideal for an office, gym or summer house) and a smaller storage shed. Convenient gated side access.

IPSWICH OFFICE:
7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

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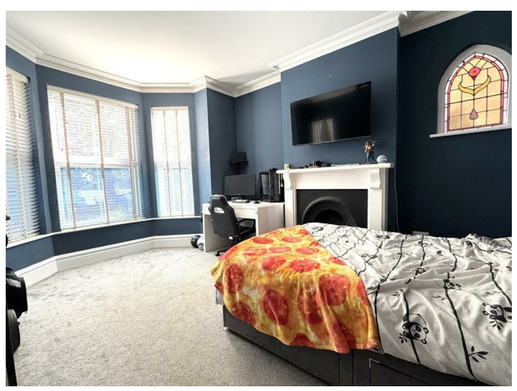
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