



Charles Wright

PROPERTIES

Selling Properties the Wright Way



52 Digby Road

Ipswich, IP4 3NL

Guide price £350,000



52 Digby Road

Ipswich, IP4 3NL

Guide price £350,000



Description

A well presented detached bungalow offering good sized accommodation situated in a desirable residential location to the north east of Ipswich, benefitting from south facing rear garden, gas central heating and double glazing. The property has been well maintained and offered with no above chain., with a modern kitchen, two receptions, two bedrooms and a wet room. The property is recessed from the road, with a minimum of two off road parking spaces.

Location

Digby road is a desirable location north east of Christchurch Park and is within walking distance of local shops and St Alban's High School. The property also provides easy access to Ipswich Hospital as well as the Town centre and rejuvenated waterfront. Ipswich, the County Town of Suffolk, has wide range of amenities, with excellent schooling, recreational facilities and shopping centre. It also is on the mainline to London's Liverpool Street journey time just over the hour.

Entrance Porch

Door to

Entrance Hall

20' x 3'5 widening to 5'5 (6.10m x 1.04m widening to 1.65m)

Built in linen cupboard with radiator, access to loft and one radiator.

Dining Room

11'6 x 10'11 (3.51m x 3.33m)

Double glazed window to side, radiator. centre chimney breast with archways to either side through to

Sitting Room

13'8 x 11'5 (4.17m x 3.48m)

Double glazed window to rear and French doors to rear garden, wall mounted modern electric fire and one radiator.

Kitchen

12 x 11'10 (3.66m x 3.61m)

Double glazed window to rear, modern fitted units incorporating stainless steel sink unit with single drainer, cupboards under, adjacent work tops with electric hob, cupboards and drawers under and space for washing machine. Wall unit with electric oven. Further work tops with cupboards under and radiator. Walk in Pantry and door to rear hall, with doors to outside and store cupboard housing the wall mounted gas fired boiler.

Bedroom One

12'11 x 11'5 (3.94m x 3.48m)

Double glazed corner window to front and side and one radiator.

Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)

Double glazed corner window to front and side and one radiator.

Wet Room

5'10 x 5'5 (1.78m x 1.65m)

Double glazed window to side, fully tiled walls and floor, with shower and glass panel, wall basin with cupboard under and heated towel rail.

Cloakroom

Double glazed window to side and low level wc.

Outside and Gardens

The property is set back from the road with a paved parking for two vehicles. The remainder of the garden is lawned with flower and shrub borders. Access is potentially available from both sides, with a patio to the immediate of the sitting room and further patio beyond. There are lawned gardens with some established trees and shrubs enclosed by panel fencing. The rear garden is south facing.

Agents Notes

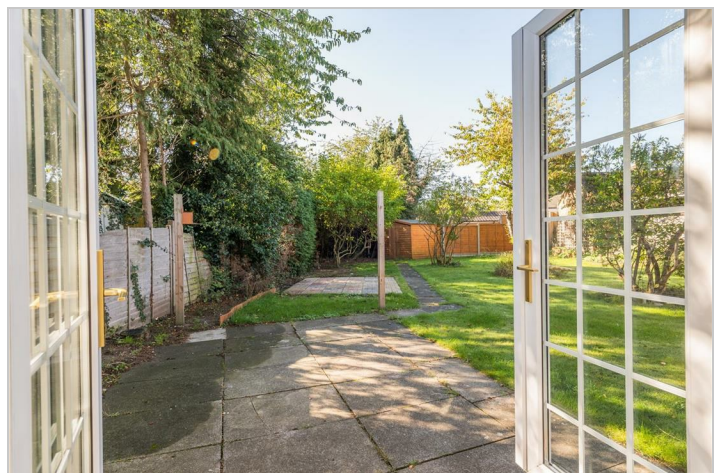
Services: Mains water, electricity, gas and drainage are connected to the property.

Tenure: Freehold

Council Tax: Band D

EPC: Band D

Local Authority: Ipswich Borough Council.



Road Map



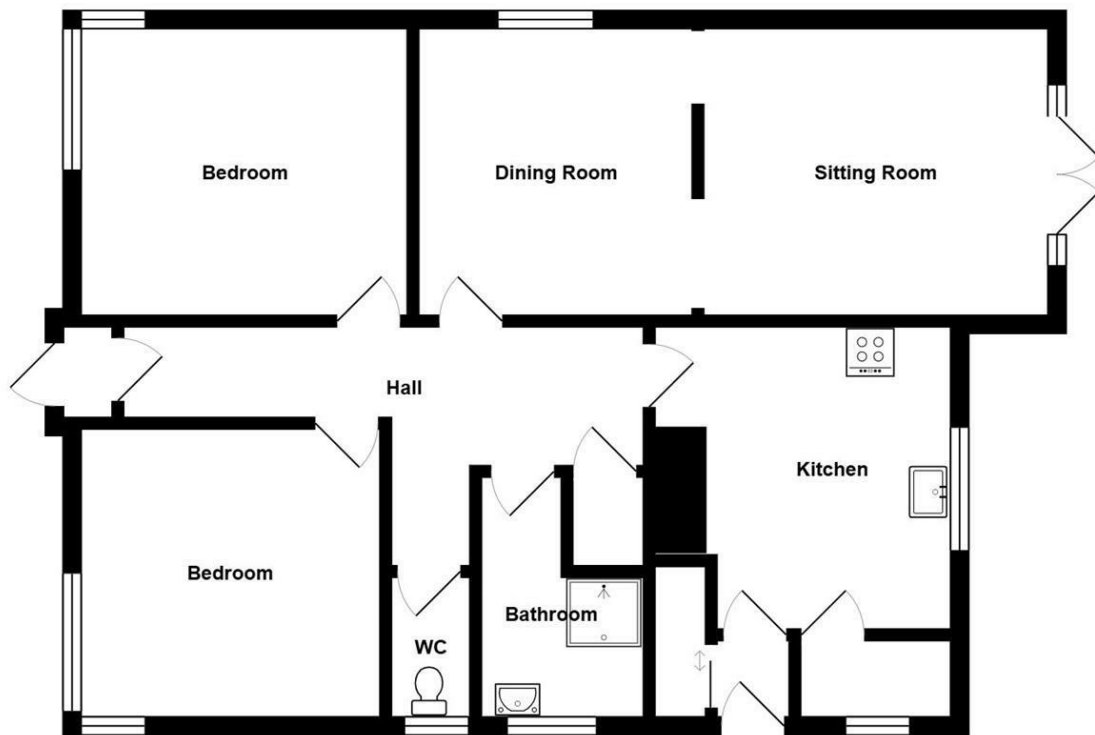
Hybrid Map



Terrain Map



Floor Plan

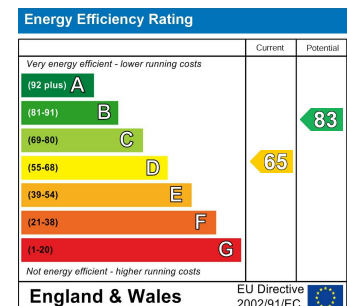


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk