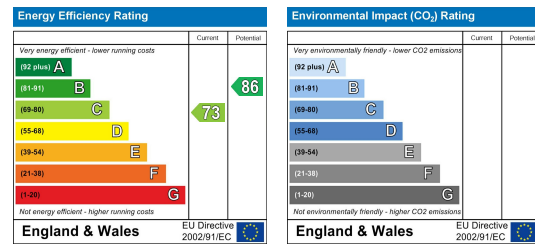




Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>



## 33 Stradbroke Road, Ipswich IP4 4LS

£310,000

Situated in a desirable location, this 3 bedroom EXTENDED semi detached home is close to local amenities and highly regarded schools in east Ipswich. Accommodation includes 2 reception rooms, 15ft kitchen, studio extension with a cloakroom, gas central heating, double glazed windows and off road parking. A chance to make this house your home and offered with no onward chain. EPC C c73 P b86



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 33 Stradbroke Road, Ipswich, IP4 4LS

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Situated in a desirable location, this home is close to local amenities and schools, making it an excellent choice for those who appreciate community living within highly regarded schools catchments. With its appealing features and thoughtful design, this extended semi-detached house on Stradbroke Road is a wonderful opportunity to own your dream home.

The extension is accessed from the garden which includes a cloakroom, reception room with double glazed windows, spot lighting and power points. This versatile addition can be tailored to your needs, whether as a work from home space, gym, or hobby room.

The end wall of the house has the benefit of external insulation recently installed with a 10 year guarantee.

### Double glazed door to

#### PORCH:

Composite double glazed door to

#### ENTRANCE HALL:

Radiator, doors off and stairs to the 1st floor.

#### LOUNGE: 13'2 x 10'8 (4.01m x 3.25m)

Double glazed bay window to front, feature electric fire and a radiator.

#### DINING ROOM: 11'5 x 11 (3.48m x 3.35m)

Double glazed window to rear, radiator, under stairs cupboard, door to

#### KITCHEN: 15'2 x 8'6 (4.62m x 2.59m)

Double glazed window to side & door to lean to. A range of wall and base units, worktops, space for appliances, sink and drainer, tiled splash backs, drawers and a tiled floor.

#### LEAN TO CONSERVATORY: 10 x 4'2 (3.05m x 1.27m)

Tiled floor, double glazed door to outside.

#### GROUND FLOOR BATHROOM: 8'6 x 6'7 (2.59m x 2.01m)

Double glazed window to side, separate shower unit, W.C and hand wash basin set in matching vanity units. Radiator.

#### 1st FLOOR LANDING:

#### BEDROOM ONE: 13'5 x 13'2 (4.09m x 4.01m)

Double glazed bay window to front, built in cupboard and wardrobe. Radiator.

#### BEDROOM TWO: 11'4 x 8'7 (3.45m x 2.62m)

Double glazed window to rear, built in cupboard and a radiator.

#### BEDROOM THREE: 10 x 8'7 (3.05m x 2.62m)

Double glazed window to rear and a radiator.

#### 1st FLOOR CLOAKROOM:

Double glazed window to side, W.C and a radiator. ( Although there is a ground floor bathroom, this room has potential to extend using space from the bedroom 3 to create a bathroom )

#### EXTENSION-GARDEN STUDIO: 11'4 x 8'8 (3.45m x 2.64m)

Built in 2006 - The extension is accessed from the garden which includes a cloakroom, reception room with double glazed windows, spot lighting and power points. This versatile addition can be tailored to your needs, whether as a work from home space, gym, or hobby room. The reception room is 11'4 x 8'8 plus further space including a hall/entrance lobby and cloakroom with a W.C and hand wash basin.

#### OUTSIDE:

The front of the property has a black paved hardstanding space for off road parking, side access leads to the rear via a gate.

The rear leads to the extension studio and enclosed garden which is mainly lawn with a range of flower and established shrubs, 2 sheds to remain.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

