



Nacton Road | | Ipswich | IP3 9PY

Offers In Excess Of £260,000

NICHOLAS
— ESTATES —

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Nicholas Estates are pleased to offer for sale this deceptively spacious three-bedroom semi-detached house, situated on the east side of Ipswich, with good access to Ransomes Europark and the A12/ A14 trunk roads. The accommodation consists of a Lounge, Dining Room, Kitchen and Wet Room on the ground floor, with Three Bedrooms, a Bathroom and separate WC on the first floor. Additional benefits include off road parking for two/ three vehicles, double glazing and gas central heating.

- Semi-Detached House
- Two Reception Rooms
- Located In East Ipswich
- Three Bedrooms
- Off Road Parking

Entrance Hall

Enter via entrance door to entrance hall, with stairs leading to first floor, open under stairs storage space, and doors off to;

Dining Room

11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to front aspect, wall mounted radiator. Feature fireplace with mantelpiece surround.

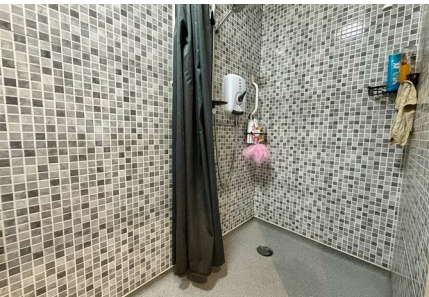
Lounge

14'3 x 10'6 (4.34m x 3.2m)

Double glazed window to front aspect, alcove shelving, wall mounted radiator.



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Kitchen

14'6 x 13'1 narrowing to 8'7 (4.42m x 3.99m narrowing to 2.62m)

Range of base and eye level wall units, with worktops over, inset single drainer sink unit, chest height oven with separate four ring gas hob and wall mounted extractor fan over, space and plumbing for washing machine, space for freestanding fridge/ freezer, and breakfast bar area. Double glazed window to rear aspect along with door leading to rear garden.

Wet Room

10'6 x 3'4 (3.2m x 1.02m)

Fully tiled contemporary wet room with draining floor, wall mounted shower over, low level wc and wall mounted hand wash basin.

First Floor Landing

Stairs leading from ground floor, double glazed window to side aspect and doors off to;

Bedroom

12'6 x 11'11 (3.81m x 3.63m)

Double glazed window to front aspect, wall mounted radiator.

Bedroom

11'5 x 7'0 (3.48m x 2.13m)

Double glazed window to rear aspect, wall mounted radiator.

Bathroom

Two-piece suite consisting of pedestal hand wash basin and panel bath. Wall mounted radiator, tiled walls and frosted double glazed window to rear aspect.

W.C.

Low level wc and frosted double glazed window to rear aspect.

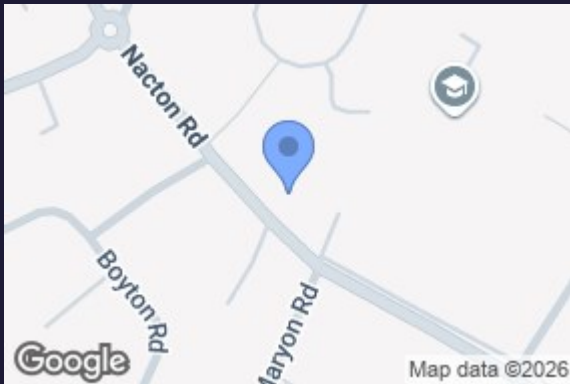
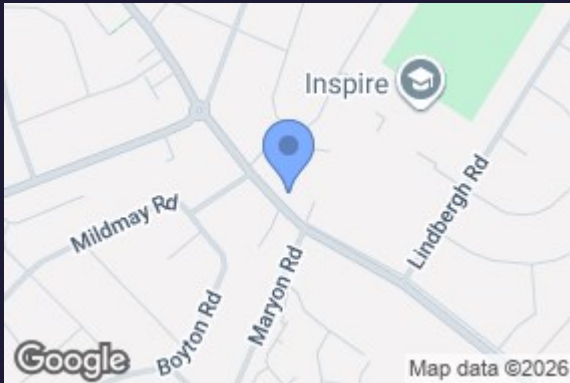
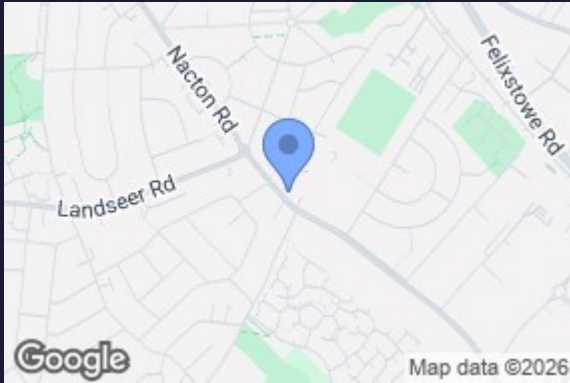
Bedroom

13'9 x 9 (4.19m x 2.74m)

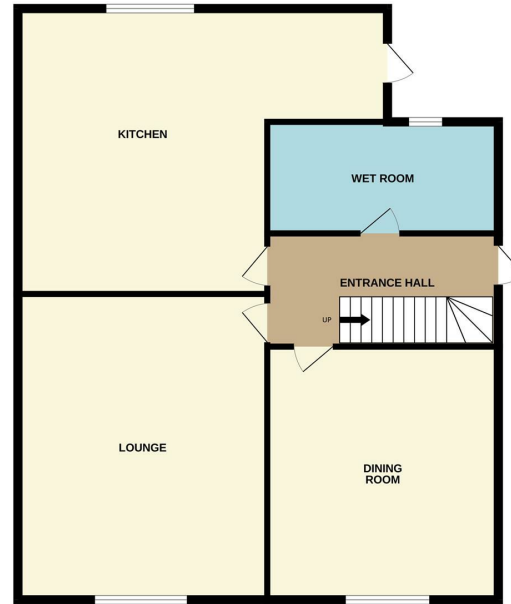
Double glazed window to front aspect, wall mounted radiator.

Outside

To the front of the property the garden is laid mainly to block paving, with ample off-road parking to two/ three vehicles, with the paving continuing to the side of the property, leading to the entrance door and further pedestrian gated access to rear garden. To the rear of the property the garden is laid mainly to paving, with planted borders and a generous workshop.



GROUND FLOOR

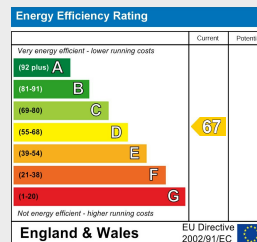


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Council Tax Band **B** EPC Rating **D**



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