GRACE
ESTATE AGENTS

Ganges Road, Ipswich,
£265,000

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This attractive and well-maintained family home offers spacious and versatile accommodation arranged over two floors, making it ideally suited to modern family living. The ground floor provides a welcoming entrance hallway, comfortable sitting room, well-equipped kitchen/diner, useful utility room, ground floor cloakroom and conservatory, together with a versatile study/fourth bedroom which could be used as a home office, guest room or additional living space. To the first floor are three further bedrooms, including a well-proportioned principal bedroom, along with a family shower room.

Outside, the property benefits from a private south-facing rear garden, offering a combination of lawn, patio and raised decking areas, providing plenty of space for outdoor relaxation and entertaining. The front of the property features a driveway with off-road parking for up to three vehicles, while additional benefits include double-glazed windows and oil-fired central heating. With its flexible accommodation, generous outdoor space and ample parking, this is a particularly appealing home for families seeking both comfort and practicality.

Entrance Hallway
Welcoming entrance hallway with stairs rising to the first floor, laminate-style flooring, radiator and doors leading to the sitting room and bedroom four.

Bedroom Four
7'8" × 5'6" (2.36m × 1.70m)
A versatile ground-floor room with window to the front aspect, laminate-style flooring and radiator. Ideally suited for use as a study, home office, occasional bedroom or additional reception space.

Living Room
13'10" × 12'11" (4.22m × 3.96m)
A spacious and comfortable reception room featuring a bay window to the front aspect, laminate-style flooring, coved ceiling and radiator.

Kitchen/Diner
9'8" × 16'0" (2.95m × 4.88m)
A well-appointed kitchen/dining space with window to the rear aspect and French doors opening into the conservatory. The kitchen comprises a range of matching wall and base-mounted units, cupboards and drawers, granite worktops and upstands, under-stairs storage cupboard, fitted oven with hob and extractor hood over, tiled flooring, coved ceiling and radiator.

Utility Room
6'3" × 7'4" (1.93m × 2.24m)
Practical utility room with door providing access to the rear garden. Fitted with wall-mounted units and solid oak worktops, plumbing for an automatic washing machine and tumble dryer, floor-standing oil-fired boiler and loft access.

Downstairs Toilet
4'3" × 3'10" (1.30m × 1.17m)
Window to the side aspect, low-level WC, wash hand basin, tiled splashbacks, coved ceiling and radiator.

Conservatory
9'1" × 9'8" (2.79m × 2.95m)
A bright and useful additional living space of UPVC construction, with French doors opening onto the rear garden. The conservatory benefits from tiled flooring, wall-mounted Dimplex heater and radiator.

Landing
8'2" × 6'11" (2.49m × 2.11m)
First-floor landing with window to the side aspect, built-in cupboard, radiator and loft access. Doors lead to all three bedrooms and the shower room.

Master Bedroom
11'10" × 9'3" (3.63m × 2.84m)
A well-proportioned principal bedroom with window to the front aspect, built-in wardrobes, laminate-style flooring, coved ceiling and radiator.

Bedroom Two
9'8" × 9'4" (2.97m × 2.87m)
A good-sized double bedroom with window to the rear aspect, laminate-style flooring, coved ceiling and radiator.

Bedroom Three
8'11" × 6'7" (2.74m × 2.01m)
A further well-proportioned bedroom with window to the front aspect, built-in cupboard, laminate-style flooring and radiator.

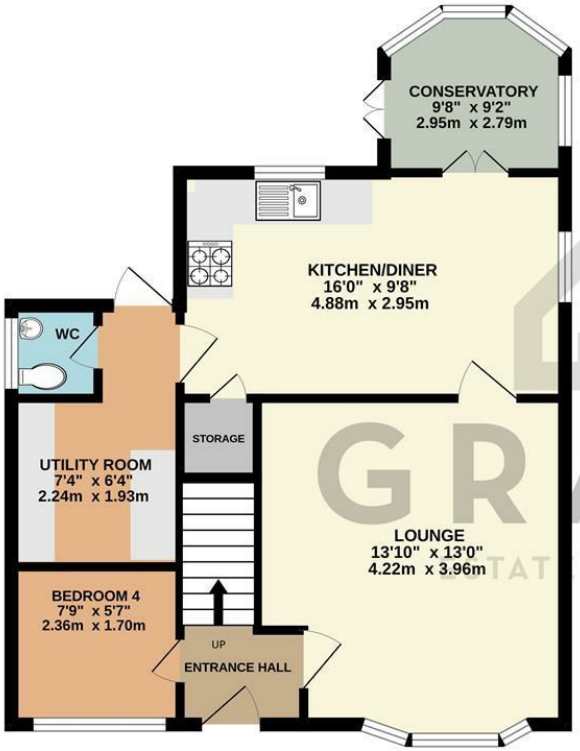
Garden
The private south-facing rear garden is mainly laid to lawn and features a good-sized patio area together with a raised decking area positioned to the corner of the garden, creating an ideal space for outdoor dining and entertaining. The garden is enclosed by panel fencing and benefits from side access to the front on both sides. There is also a timber shed and outside tap.

Driveway/Parking
The front of the property features a hardstanding driveway providing off-road parking for up to three cars, together with side access and an area laid to lawn.

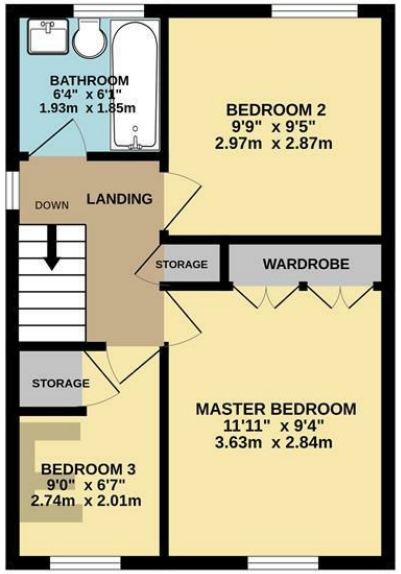
Shotley Gate - Area
Shotley Gate is a popular neighbourhood situated to the south of the village of Shotley, at the tip of the Shotley Peninsula between the River Stour and River Orwell in Suffolk. The property is approximately 0.9 miles from The Shipwreck restaurant and 0.5 miles from Shotley Pier and the Bristol Arms public house.

Local amenities include a convenience store, post office and doctors' surgery, approximately 1.5 miles away. The surrounding countryside provides a wealth of attractive walks and is particularly well suited to those who enjoy walking and exploring the outdoors.

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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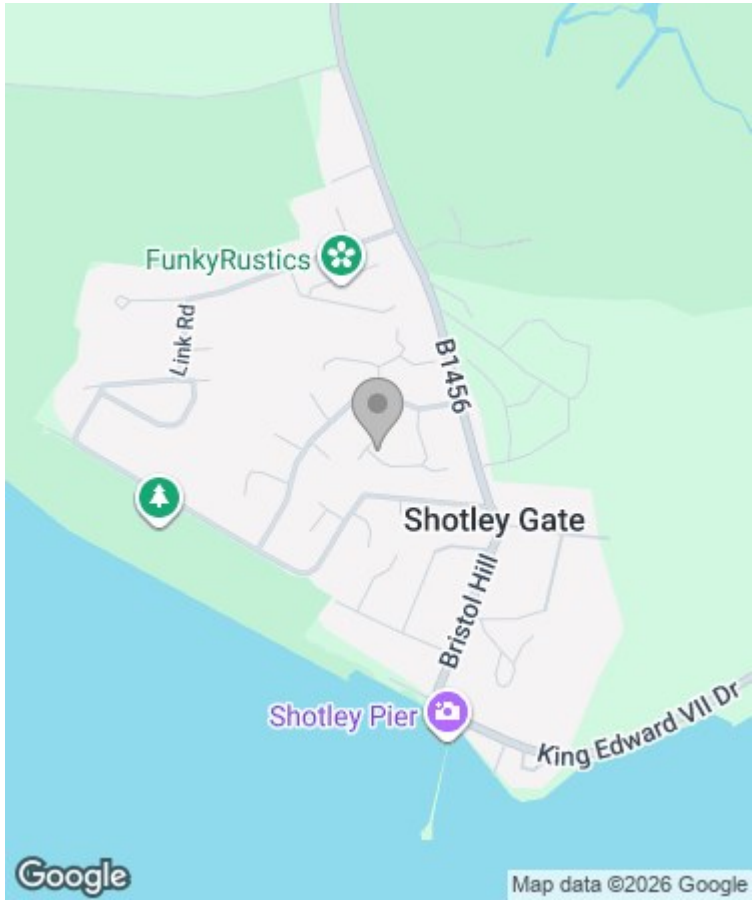

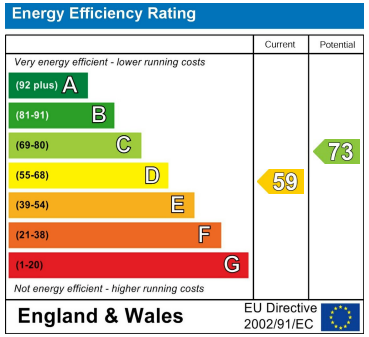

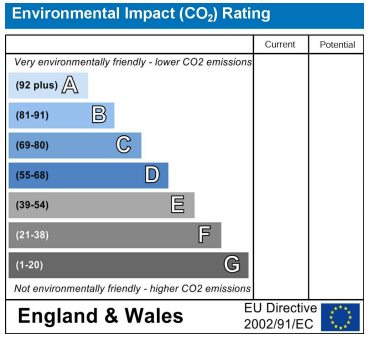

Viewing

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