



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 20 Holcombe Crescent

Ipswich, IP2 9QJ

**Guide price £325,000**



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## Description

A well presented extended three bedroom semi-detached bungalow enjoying impressive accommodation across 1100 sq.ft. Inside there is an entrance hall, large sitting room with cosy log burner, an upgraded kitchen opening onto the dining room measuring 25ft. in depth, three good-sized bedrooms and a stunning shower room. There is a drive providing off road parking, detached garage and secure rear garden with hardstanding a summer house.

## Location

The property is situated on the south west of Ipswich's town centre, within a short drive of local shops and amenities as well as schools for age groups. The town centre is close at hand with its flourishing shopping centre, rejuvenated water front with bars and restaurant and Ipswich's mainline railway station with direct service to London's Liverpool Street.

## Entrance hall

Double glazed door to front, radiator and wood effect flooring.

## Sitting room

16'10 x 11'01 (5.13m x 3.38m)

Double glazed window to front, radiator, feature fireplace with inset log burner and carpet flooring.

## Kitchen

13'1 x 8'02 (3.99m x 2.49m)

Matching eye level and base units with worktops above, integrated double oven, integrated hob, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, wine cooler, herringbone flooring. Opening to dining room.

## Dining room

12'04 x 9'03 (3.76m x 2.82m)

Double glazed window and door to side, sliding doors to rear, radiator and herringbone flooring.

## Bedroom one

10'10 x 10'00 (3.30m x 3.05m)

Double glazed double doors to rear, radiator and carpet flooring.

## Bedroom two

10'10 x 9'11 to wardrobes (3.30m x 3.02m to wardrobes)

Double glazed window to side, radiator and carpet flooring.

## Bedroom three

10'10 x 7'09 (3.30m x 2.36m)

Double glazed window to side, radiator and carpet flooring.

## Shower room

8'00 x 7'02 (2.44m x 2.18m)

Double glazed window to rear, white vanity unit with sink, storage and wc, double shower cubicle with rainfall shower head, heated towel rail, wall and floor tiling.

## Outside and gardens

To the front of the property there is a mature front garden laid to lawn with flower and shrub beds. A driveway provides off road parking for several vehicles and leads to a detached garage with power and lighting. The rear garden enjoys a large patio area to the immediate rear of the home with an additional patio at the bottom of the garden under a pergola. The remainder is laid to lawn and there is a

summer house and above ground pond with sleeper surround.

### Services

We understand the property has mains electric, gas, water and drainage connected.

Tenure: Freehold

Epc rating: D

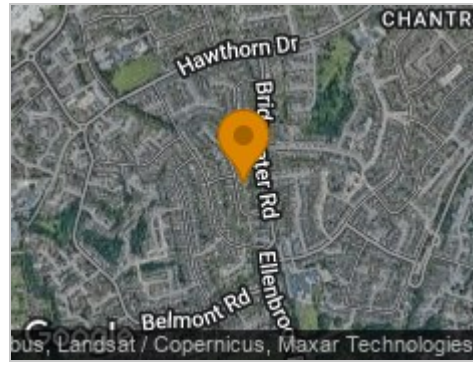
Council tax band: C



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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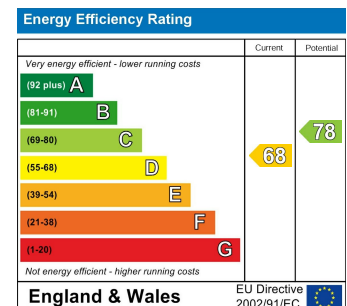
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## Viewing

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.

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## Energy Efficiency Graph



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