



**Stratford Road, Ipswich, IP1 6EG**



**welcome to**

## **Stratford Road, Ipswich**

This well-presented, three bedroom home benefits from a bay fronted lounge, a kitchen/diner, a snug, a large lean to, currently used as a games room, a modern, first floor, four piece bathroom and a beautiful, large, landscaped rear garden with cabin and potential for a hot tub area.



### Entrance Hall

12' x 9' 1" ( 3.66m x 2.77m )

Wood effect flooring, one radiator and two storage cupboards.

### Lounge

14' 6" x 13' 4" ( 4.42m x 4.06m )

Double glazed bay window to the front, carpet flooring, one radiator, a gas fire with feature brick wall, TV point and an opening to the kitchen/diner.

### Kitchen/Diner

19' 8" x 8' 6" ( 5.99m x 2.59m )

An opening leading to the lounge, a snug area to the rear, eye and base level units in white with quartz worktop surfaces, a white ceramic sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated double oven with gas hob and extractor hood, an integrated microwave and space for an American fridge/freezer.

### Snug

20' 7" x 15' ( 6.27m x 4.57m )

Large, open plan room with double glazed windows to the rear, French doors leading to the garden, Velux windows, carpet flooring, two radiators, TV point, a wall papered wall, French doors leading to the lean to, an understairs storage cupboard, an additional storage cupboard and access to the kitchen.

### Lean To

24' 2" x 13' 1" max ( 7.37m x 3.99m max )

A sliding door leading to the garden, French doors leading to the garden, a side door leading to the front of the property, one radiator, a range of eye and base level units for storage and a sink. This area is currently used as a games room.

### First Floor Landing

Carpet flooring, an airing cupboard, loft hatch and double glazed window to the rear.

### Master Bedroom

12' x 10' 8" ( 3.66m x 3.25m )

Double glazed window to the front, carpet flooring, one radiator and a full wall of built in sliding, partially mirrored wardrobes.

### Bedroom Two

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed window to the front, spot lights, wood effect flooring and one radiator.

### Bedroom Three

7' 9" x 5' 2" ( 2.36m x 1.57m )

Two double glazed windows to the rear, carpet flooring and one radiator.

### Bathroom

9' 9" x 9' ( 2.97m x 2.74m )

Luxurious, four piece bathroom with a jetted bath with shower attachment, a walk in shower with handle less glass enclosure, waterfall shower and shower attachment, low level WC, pedestal wash hand basin, extractor fan, spot lights, a Victorian style chrome heated towel rail, partially panelled walls, wood effect flooring and double glazed window to the rear.

### Outside:

#### Front Garden

A hard standing driveway and a tunnel terrace leading to the rear.

#### Cabin

14' x 7' 7" ( 4.27m x 2.31m )

Power, light and French doors.

#### Rear Garden

Beautifully landscaped, well-presented rear garden of two halves, the first half, off the main house, benefits from a large patio seating area, two Palm trees, a cabin with raised decking area and BBQ area, a fitted canopy with lights and space for a large hot tub, outside power point and artificial grass areas. To the rear half there is a very large lawned area, an additional raised patio seating area, a fully enclosed border and a shed.



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## Stratford Road, Ipswich

- Bay fronted lounge
- Large lean to, currently used as a games room
- Seperate snug
- Potential for a hot tub area
- Landscaped rear garden with cabin

Tenure: Freehold EPC Rating: C

offers over

**£275,000**



Please note the marker reflects the postcode not the actual property

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