



**Beaconsfield Road, Ipswich IP1 4AD**

**welcome to**

## **Beaconsfield Road, Ipswich**

This beautifully presented, mid-terraced home benefits from three good-size bedrooms, an open plan lounge/diner, a modern kitchen, a ground floor bathroom, an un-overlooked, West facing rear garden and ample on street parking.

### **Lounge/Diner**

Stunning, open plan lounge/diner with double glazed windows to the front and rear, carpet flooring, two radiators, TV point, a double coat cupboard, a meter cupboard with shelving above and an open staircase.

### **Kitchen**

Double glazed window to the side, a door to the garden, grey wood effect flooring, a storage cupboard, eye and base level units in white with wood effect worktop surfaces, a white, one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, space for a dishwasher, washing machine, fridge and freezer, a storage cupboard and tiled splashback.

### **Ground Floor Bathroom**

Low level WC, pedestal wash hand basin, a bath with overhead shower, one radiator, extractor fan, tiled flooring, tiled walls and double glazed window to the side.

### **First Floor Landing**

Carpet flooring and loft hatch.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring, one radiator, a built in wardrobe and a door to bedroom three.

### **Bedroom Three**

Accessed off the master bedroom, with double glazed window to the rear, carpet flooring, one radiator and an airing cupboard housing the boiler.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring and one radiator.

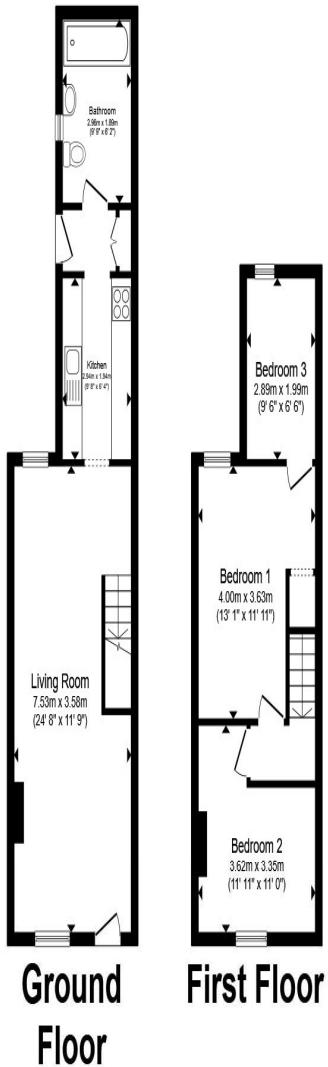
### **Outside:**

#### **Front Garden**

A walled border, a shingle area and a pathway to the front door, with original tiling.

#### **Rear Garden**

Large, un-overlooked rear garden with a hard standing seating area, a stoned area leading down to the rear gate, an artificial grass area, a raised decking seating area, a shed with power and light, an outside tap.



Total floor area 75.4 m<sup>2</sup> (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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- Open plan lounge/diner
- Modern kitchen
- Ground floor bathroom
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Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£200,000**



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