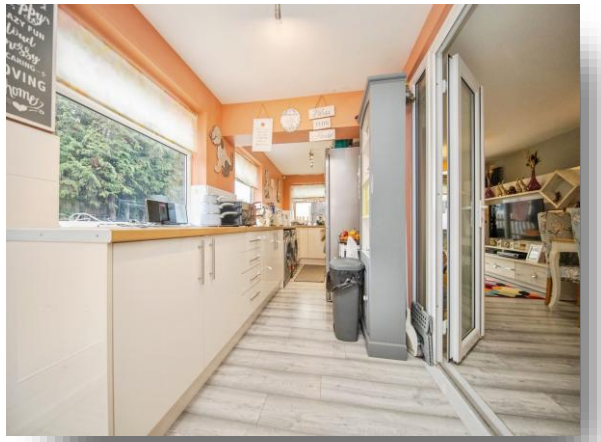
Nacton Road, Ipswich, IP3 9NF

william
h brown

welcome to

Nacton Road, Ipswich

This immaculately presented, three bedroom, detached home has been extended and benefits from a seperate lounge and dining room/snug, a modern bathroom and kitchen, a ground floor cloakroom, a 1st floor bathroom and ample off street parking.



Entrance Hall
15' 4" x 5' 9" (4.67m x 1.75m)
Grey wood effect flooring, one radiator and double glazed window to the side.

Cloakroom
4' x 2' 2" (1.22m x 0.66m)
Low level WC, wash hand basin, extractor fan and panelled walls.

Lounge
14' 1" x 11' 2" (4.29m x 3.40m)
Beautifully presented lounge with double glazed bay window to the front, grey wood effect flooring, one radiator, TV point and wall papered walls.

Dining Room/Snug
22' 7" x 10' 1" (6.88m x 3.07m)
Spacious, extended room with sliding doors to the garden, grey wood effect flooring, French doors to the kitchen, a wall papered wall and TV point.

Kitchen
19' 7" x 7' 7" (5.97m x 2.31m)
Double glazed windows to the side and rear, a door to the garden, grey wood effect flooring, eye and base level units in high gloss white with oak effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer, washing machine, tumble dryer and dishwasher, tiled splashback throughout, extractor fan, one radiator and French doors to the dining room.

First Floor Landing
Grey wood effect flooring, loft hatch and double glazed window to the side.

Master Bedroom
14' max x 10' 6" (4.27m max x 3.20m)
Double glazed bay window to the front, grey wood effect flooring, a wall papered wall and one radiator.

Bedroom Two
11' 9" x 10' 5" (3.58m x 3.17m)
Double glazed window to the rear, grey wood effect flooring, one radiator and a wall papered wall.

Bedroom Three
8' 6" x 7' 1" (2.59m x 2.16m)
Double glazed window to the front, grey wood effect flooring, a fitted wardrobe and a wall papered wall.

Bathroom
8' 5" x 7' 2" (2.57m x 2.18m)
Double glazed windows to the side and rear, tiled effect flooring, low level WC, a vanity sink, a bath with overhead shower, white heated towel rail, extractor fan and part tiled walls.

Outside:
Front Garden
A grassed area, gated access, an additional side access gate, a shingle driveway providing off street parking, and further double gates leading to the rear garden,

Rear Garden
Generous, corner plot rear garden, which is relatively un-overlooked, with decking, a paved area, a large lawned area, a hard standing area and a side access, wide enough for vehicular access via double gates. This garden has previously had planning permission for an extension and erection of an annex.

welcome to

Nacton Road, Ipswich

- Tenant in situ, paying £1350 pcm
- Seperate lounge & dining room/snug
- Modern kitchen & bathroom
- Ground floor cloakroom & 1st floor bathroom
- Ample off street parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£300,000 - £325,000

Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS117735 - 0003

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