Charles Wright
PROPERTIES

Selling Properties the Wright Way



9 Corder Road

Ipswich, IP4 2XD

Guide price £525,000

4 2 2 D



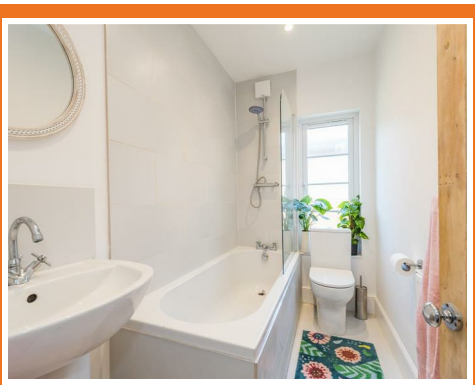


9 Corder Road

Ipswich, IP4 2XD

Guide price £525,000







Description

An attractive four bedroom Victorian home with established rear garden. The property has recently undergone redecoration and refurbishment works whilst retaining the original period features which include high ceilings, feature fireplaces, cornice and picture rails. Inside the accommodation comprises of an entrance hall, sitting room with bay window and fireplace, dining room, newly fitted shower room and kitchen/breakfast room fitted with modern units with central island and bi-folding doors leading to the garden. Upstairs the spacious landing gives access to four bedrooms and the newly fitted bathroom.

Location

Corder Road is situated on the popular Northern side of Ipswich and lies within the Northgate School catchment area. Christchurch park is a short walk away which enjoys 80 acres of parkland, arboretum, tennis courts and the Mansion is very close by, as is the town centre and Marina with shops, restaurants and bars. For the commuter Ipswich Mainline Station and the A12/A14 are within easy reach and for the sports enthusiast Ipswich Sports Club on Henley Road and premium golf clubs are located on the outskirts of town.

Entrance hall

Sitting room

16 x 14'05 (4.88m x 4.39m)

Bay windows to front, radiator, fireplace with gas fire and wood flooring.

Dining room

12'04 x 11'06 (3.76m x 3.51m)

Double glazed window to rear, radiator and built in cupboard.

Shower room

7'05 x 3'11 (2.26m x 1.19m)

Double glazed window to side, walk in shower cubicle, vanity with wash basin, low level wc, heated chrome towel rail and tiled flooring.

Kitchen/breakfast room

20'09 x 11 (6.32m x 3.35m)

Two double glazed windows to side, aluminium bi-folding doors to rear, matching navy eye level and base units with quartz worktops above, integrated oven and hob with pull-out extractor above, plumbing for dishwasher, space for fridge/freezer, matching central island with USB charging point and space for bar stools, radiator and tiled flooring.

First floor landing

Carpet flooring and doors to first floor rooms.

Bedroom one

14'05 x 16' into bay (4.39m x 4.88m into bay)

Bay window to front, radiator, fireplace, radiator, built in wardrobe and carpet flooring.

Laundry room

5'11 x 4'08 (1.80m x 1.42m)

Window to side and carpet flooring.

Bedroom two

12'04 x 11'08 (3.76m x 3.56m)

Sash window to rear, radiator, built in wardrobe and carpet flooring.

Bedroom three

11'01 x 10' (3.38m x 3.05m)

Double glazed window to rear, radiator, built in wardrobe and wood flooring.

Bedroom four
9'06 x 8 (2.90m x 2.44m)
Double glazed window to side, radiator and carpet flooring.

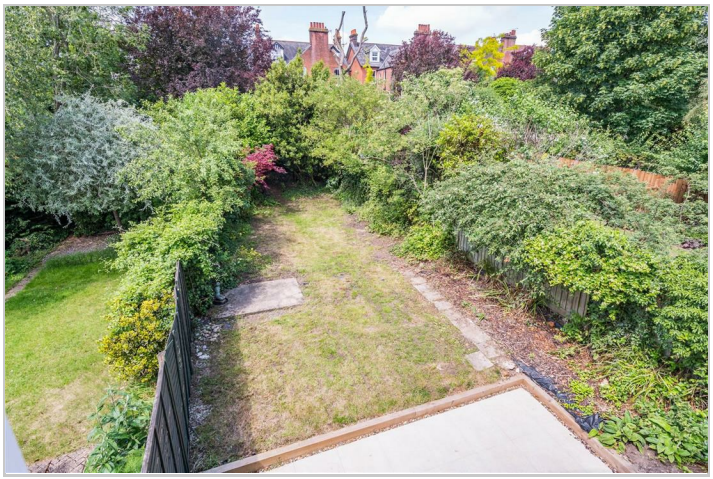
Bathroom
7'11 x 4'6 (2.41m x 1.37m)
Double glazed window to side, pedestal wash basin, low level wc, panelled bath with shower above, heated chrome towel rail and tiled floor.

Outside and gardens
To the front of the property there is a garden area offering potential for off road parking subject to planning permission. A path leads down the side to the front door with a stylish under cover open glass porch. A gate leads to the rear where there is a shingle area, a large patio with the remainder laid to lawn with mature flower beds and enjoying west facing aspect.

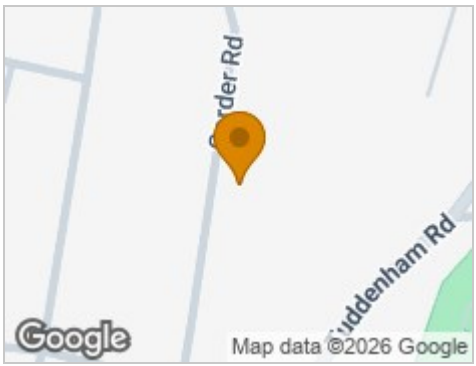
Services
We understand mains electric, gas, water and drainage are connect to the property.

Tenure: freehold
Epc rating: D
Council tax: Ipswich Borough



Road Map



Hybrid Map



Terrain Map



Floor Plan

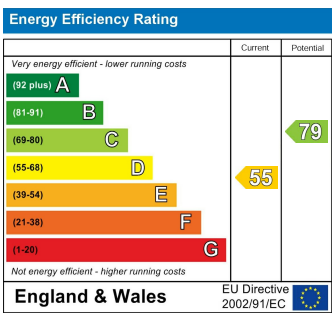


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk