



Holcombe Crescent, Ipswich, IP2 9PW

welcome to

Holcombe Crescent, Ipswich

This well-presented, semi-detached home benefits from three good-size bedrooms, a separate lounge, dining room and conservatory, a stunning, landscaped, West facing rear garden, a garage and off street parking.

Entrance Hall

Wood effect flooring, one radiator and a door to the dining room.

Dining Room

Double glazed window to the front, carpet flooring, one radiator, an understairs storage cupboard and doors to the lounge and kitchen.

Conservatory

Double glazed windows to the side and rear, patio doors to the garden, sliding doors to the lounge, tiled flooring, one radiator and ample space for a table and chairs.

Kitchen

Modern kitchen with eye and base level units in high gloss cream with wood effect worktop surfaces, a cream sink plus drainer and chrome mixer tap, a water softener, an integrated oven with electric hob and extractor hood, an integrated washing machine, dishwasher, fridge and freezer, tiled splashback, tiled flooring spotlights, double glazed window to the rear and a door to the garden.

Lounge

Double glazed, sliding door to the conservatory, carpet flooring, one radiator, a contemporary, electric fireplace in black and TV point.

First Floor Landing

Carpet flooring, loft hatch and a double airing cupboard.

Master Bedroom

Double glazed window to the front, carpet flooring, one radiator and a double built in wardrobe.

Bedroom Two

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

Bedroom Three

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

Shower Room

Double glazed window to the rear, enclosed WC with matching vanity sink, a corner shower with glass enclosure, panelled splashback and a wireless Mira shower system, wood effect flooring, chrome heated towel rail and part tiled walls.

Outside:

Front Garden

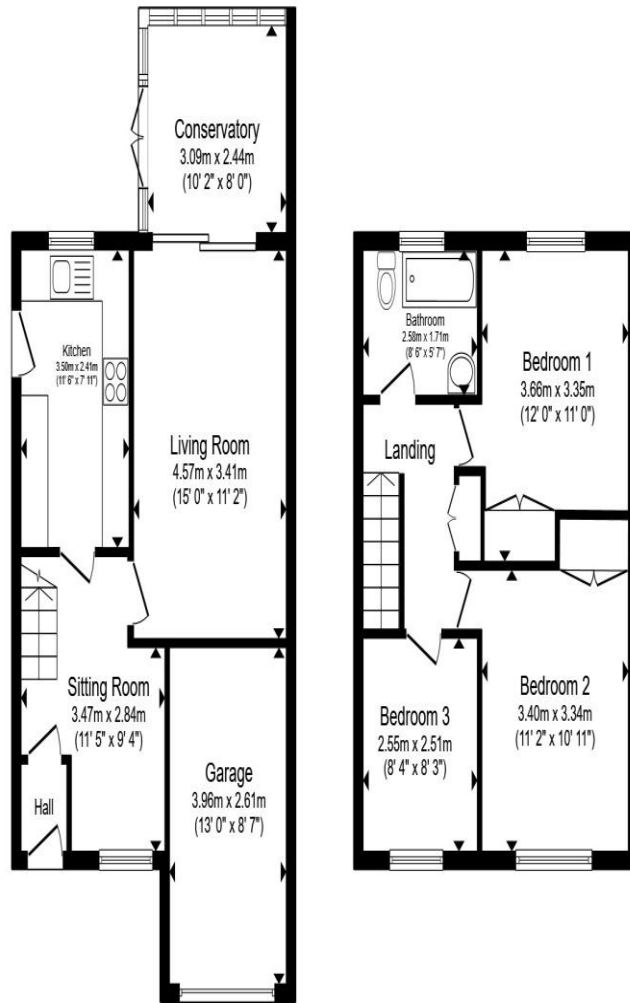
Beautifully presented, landscaped garden with a hard standing driveway, a raised shingle area with sleeper border, mature tree and a side access gate, leading to the rear garden.

Garage

An up and over door, power and light.

Rear Garden

Stunning, West facing rear garden with fully enclosed borders, a side access, an outside tap and lights, a hard standing seating area, steps up to a grassed area, raised flower bed, sleeper border, mature borders, shingle areas, a shed to the rear, a raised deck seating area and an artificial grass area. This garden is mainly un-overlooked, benefits from the afternoon sun and is perfect for entertaining!



Ground Floor

First Floor

Total floor area 95.9 m² (1,033 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



welcome to
Holcombe Crescent,
Ipswich

- Three good-size bedrooms
- Separate lounge, dining room & conservatory
- 1st floor shower room
- Garage & off street parking
- Stunning, landscaped, West facing rear garden

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

offers over
£290,000



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Property Ref:
IPS121769 - 0003

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