



**St. Marys Road, Ipswich, IP4 4SW**

**welcome to**

## **St. Marys Road, Ipswich**

This impressive Town House boasts four double bedrooms, a ground floor dining room, a utility room, a 1st floor kitchen/diner and lounge, a ground floor shower room, a 2nd floor bathroom, a 3rd floor cloakroom, a garage, off street parking to the rear and NO ONWARD CHAIN!

### **Agents Notes:**

\*The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.

\*Please note there is an annual Management Fee of £540 payable to EWS on this property.

### **Entrance Hall**

Beautifully presented entrance hall with oak effect flooring throughout, one radiator, a cork mat, a double storage cupboard and a large understairs storage cupboard,

### **Ground Floor Bedroom 4/Study**

Double glazed sash window to the front, oak effect flooring, one radiator and ample space for a study set up, if required.

### **Ground Floor Shower Room**

A double shower with glass enclosure, low level WC, pedestal wash hand basin, tiled flooring, extractor fan, partially tiled walls and one radiator.

### **Dining Room**

Double glazed floor to ceiling windows to the rear, patio doors to the garden, wood effect flooring, one radiator and ample space for a large table or a bedroom set up, if required.

### **Utility Room**

A door to the garden, tiled flooring, one radiator, a wall mounted gas fired boiler, eye and base level units in wood with stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback and space for a washing machine.

### **First Floor Landing**

Carpet flooring and doors to the lounge and kitchen.

### **Kitchen**

Double glazed window to the rear, tiled effect flooring, double doors to the lounge, one radiator, a wall papered wall, eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, an integrated fridge/freezer, space for a dishwasher and tiled splashback.

### **Lounge**

Two double glazed sash windows to the front, with spectacular views over the green, carpet flooring, two radiators, spot lights, TV point, an electric fire with stone base and surround and double internal doors to the kitchen, making this an excellent entertaining space!

### **Second Floor Landing**

Carpet flooring, an airing cupboard and a door to the Jack & Jill bathroom.

### **Master Bedroom**

Two double glazed sash windows to the front, carpet flooring, one radiator, a double built in wardrobe and door to the en suite.

### **En Suite**

Low level WC, pedestal wash hand basin, a shower with glass enclosure, one radiator and extractor fan.

### **Bedroom Two**

Two double glazed windows to the rear, with triple glazing, carpet flooring, two radiators, a double built in wardrobe, two additional, single built in

wardrobes and a door to the Jack & Jill bathroom.

### **Jack & Jill Bathroom**

Low level WC, pedestal wash hand basin, a bath, one radiator, extractor fan and partially tiled walls.

### **Third Floor Landing**

Carpet flooring and a very large storage cupboard with light.

### **Bedroom 3**

Double glazed windows to the front and rear, carpet flooring, two radiators, loft hatch and a door to the cloakroom. This room spans the entire length of the property.

### **Cloakroom Off Bedroom 3**

Double glazed window to the rear, low level WC, pedestal wash hand basin, carpet flooring, one radiator and partially tiled walls.

### **Outside: Garage**

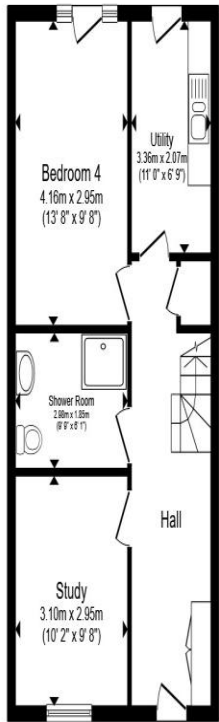
An up and over door with a parking space in front, this garage is accessed from the rear of the property.

### **Front Garden**

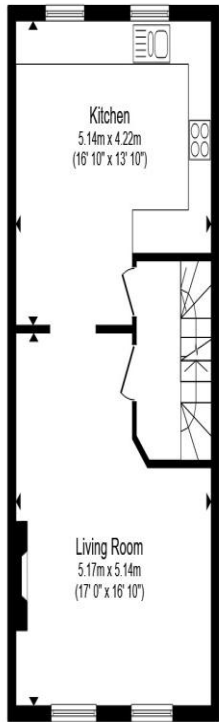
A low wall border with cast iron railings, a path to the front door, a shingle area to the side and an outside light.

### **Rear Garden**

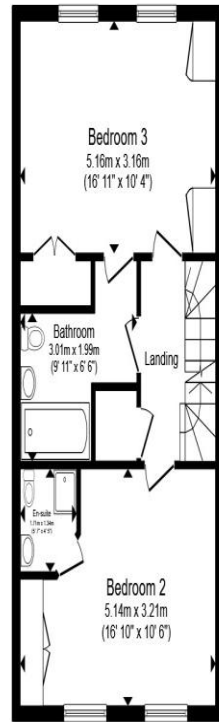
Beautifully presented, South facing, mature, courtyard rear garden, perfect for entertaining in the summer, a patio area, a path leading to the rear gate, giving access to the garage and parking, a circular patio to the rear, raised flower beds, hedging, a shingle area and an outside tap and light.



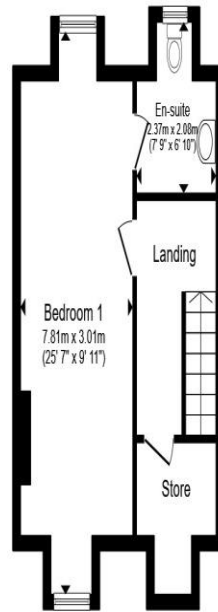
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

Total floor area 181.8 m<sup>2</sup> (1,957 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)



**welcome to**  
**St. Marys Road,**  
**Ipswich**

- No onward chain
- Town House with four double bedrooms
- Ground floor shower room, 2nd floor bathroom & 3rd floor cloakroom
- Seperate utility
- Impressive 1st floor kitchen/diner & lounge with sash windows

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

offers in excess of  
**£400,000**



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Property Ref:  
IPS120776 - 0005

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