



Crabbe Street, Ipswich, IP4 5HP

welcome to

Crabbe Street, Ipswich

Beautifully presented, three-bedroom, end terrace home with off street parking, a stunning, open-plan kitchen/diner, a modern ground floor bathroom and a landscaped rear garden. Ideally located within walking distance of schools, shops and local amenities.

Entrance Hall

Oak effect flooring, radiator and doors to the ground floor accommodation.

Lounge

A cosy, bay fronted reception room with a double glazed bay window and fitted blind, carpet flooring, radiator, TV point, wall-mounted lighting and a feature fireplace.

Kitchen/Dining Room

A superb L-shaped, open plan room forming the heart of the home. The dining area benefits from oak effect flooring, radiator, an exposed brick fireplace with fitted wood burning stove, a large, understairs storage cupboard, patio doors opening directly onto the rear garden and ample space for a dining table and chairs. The kitchen is fitted with a range of high gloss grey eye and base units with wood effect worktop surfaces, a fitted breakfast bar, integrated appliances include: fridge/freezer, washer/dryer, dishwasher, double oven with electric hob and extractor hood, two double glazed windows to the side, providing excellent natural light.

Ground Floor Bathroom

A contemporary bathroom with low level WC, vanity wash basin, a P-shaped bath with overhead shower, glass screen and panelled splashback, tiled flooring, black heated towel rail, inset downlights, extractor fan and illuminated mirror cabinet.

First Floor Landing

A spacious landing with carpet flooring, loft access and an wraparound balustrade.

Master Bedroom

A particularly generous double bedroom with two double glazed windows to the front, carpet flooring, radiator and original fireplace. The room offers excellent proportions and potential for the creation of an en-suite bathroom, subject to obtaining any necessary approvals.

Bedroom Two

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

Bedroom Three

Double-glazed window to the rear, oak effect flooring, radiator and feature fireplace.

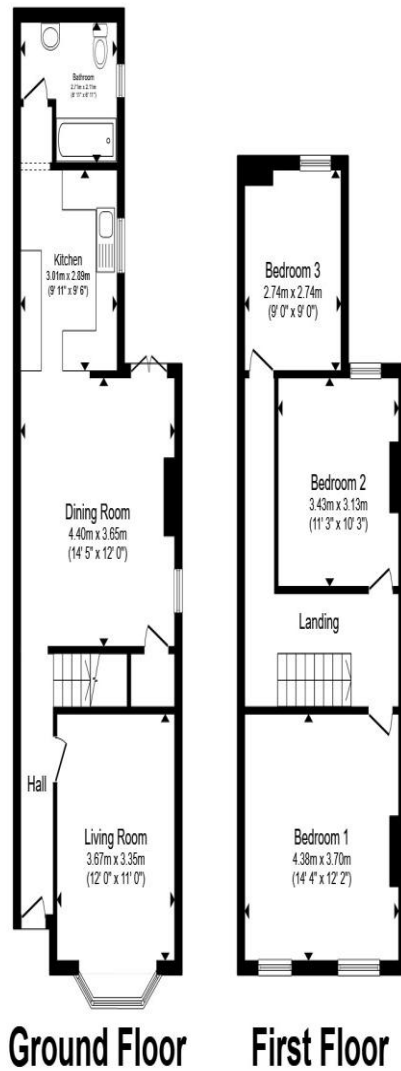
Outside:

Front Garden & Parking

Stone driveway providing off street parking for approximately two vehicles, a side access leading directly through to the rear garden.

Rear Garden

A beautifully landscaped rear garden, thoughtfully designed for entertaining and relaxation. Features include a large patio seating area, a double-sized garden shed, raised brick planters, a lawned area, a raised decked seating area, mature hedging, flower beds, trees, a gated side access and an outside tap and lights. The garden offers an excellent degree of privacy and provides multiple areas for outdoor dining and entertaining.



Total floor area 100.0 m² (1,076 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
Crabbe Street,
Ipswich

- Attractive end-terrace home
- Three good-sized bedrooms
- Cosy bay fronted lounge with feature fireplace
- Stunning open plan kitchen/dining room
- Modern ground floor bathroom

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

offers in excess of
£250,000



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Property Ref:
IPW104405 - 0002

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