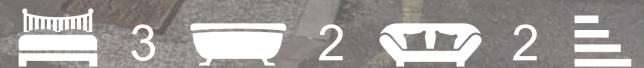




Sherrington Road, Ipswich,
£325,000

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GRACE ESTATE AGENTS are delighted to present this beautifully renovated 1930s family home, which has been thoughtfully and comprehensively updated to an exceptionally high standard, seamlessly blending period character with modern luxury. The property offers generous living space, unique features, and a substantial detached outbuilding.

The versatile 30m² brick-built outbuilding, complete with a WC, offers excellent potential for a variety of uses, including, home office, workshop, studio, or self-contained annex. It features a traditional slate pitched roof and is fully insulated, having been constructed in compliance with current building regulations.

The welcoming entrance hall leads into a stunning open-plan living space, perfectly designed for modern family life. A spacious lounge and dining area flow effortlessly into a large contemporary kitchen, finished to an impressive specification with high-quality integrated appliances.

A single-storey extension provides a separate utility room and an additional WC, enhancing practicality without compromising style. Patio doors open directly onto the rear garden, creating a wonderful indoor-outdoor connection ideal for entertaining.

Upstairs, the principal bedroom benefits from a stylish ensuite, complete with a shower, basin, and WC. There is also a second generous double bedroom and a beautifully finished family bathroom.

The third bedroom features a cleverly designed fold-down double wall bed and built-in storage, offering superb flexibility as a guest room, nursery, or home office.

Accessible via a fold-down ladder, the attic room is fitted with a Velux window and extensive shelving, providing excellent, easily accessible storage.

The front garden is neatly presented with low-maintenance paving. To the rear of the property, there is off-road parking for up to two vehicles.

Please contact the marketing agent to arrange a viewing and fully appreciate everything this home has to offer.

Entrance Hall

Radiator and access to the living room.

Living Room

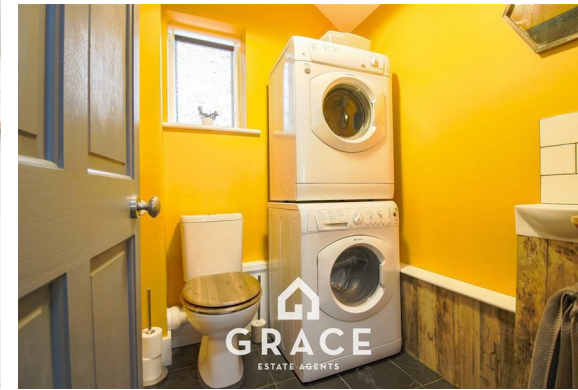
11'2" x 10'10" (3.41 x 3.31)

Double glazed bay windows to front aspect, wooden flooring, radiator, access to the entrance hall and dining room.

Dining Room

11'7" x 10'10" (3.54 x 3.31)

Radiator, wooden flooring, access to stairs, storage cupboard and kitchen.





Utility/WC
5'4" x 4'8" (1.64 x 1.44)

Kitchen
15'1" x 8'9" (4.6 x 2.68)
Matching eye level and base units with solid wood work tops over. Integrated double oven, dishwasher and fridge freezer. Stainless steel double bowl sink with a mixer tap. Gas hob with extractor fan above, tiled splash back and tiled flooring. Space for fridge freezer, access to the utility/WC and rear garden. Double glazed window to side aspect and double glazed French doors to rear aspect.

Utility/WC
5'4" x 4'8" (1.64 x 1.44)
Double glazed window to rear aspect, low level WC, hand wash basin with tiled splash back, space for washing machine and dryer. Tiled flooring and radiator.



Bathroom
7'4" x 6'0" (2.26 x 1.84)
Low level WC, panelled bath with rainfall shower and handheld shower. Double glazed window to side aspect, heated towel rail, wood style flooring and tiled splash back.

Master Bedroom
11'2" x 10'10" (3.41 x 3.31)
Double glazed bay windows to front aspect, bespoke built in wardrobe, radiator and access to the ensuite.

Ensuite
Low level WC, hand wash basin with tiled splash back, walk in shower, tiled flooring and double glazed window to front aspect.

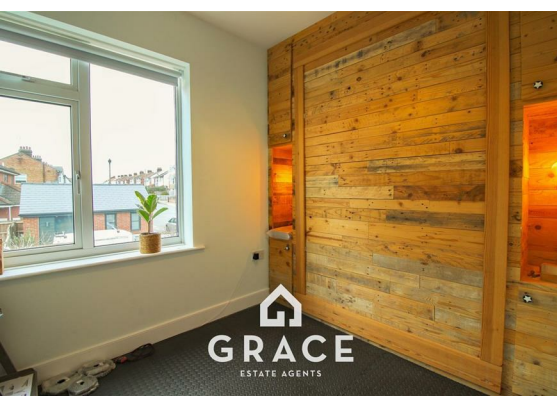
Bedroom Two
11'0" x 9'2" (3.37 x 2.81)
Double glazed window to rear aspect and radiator.

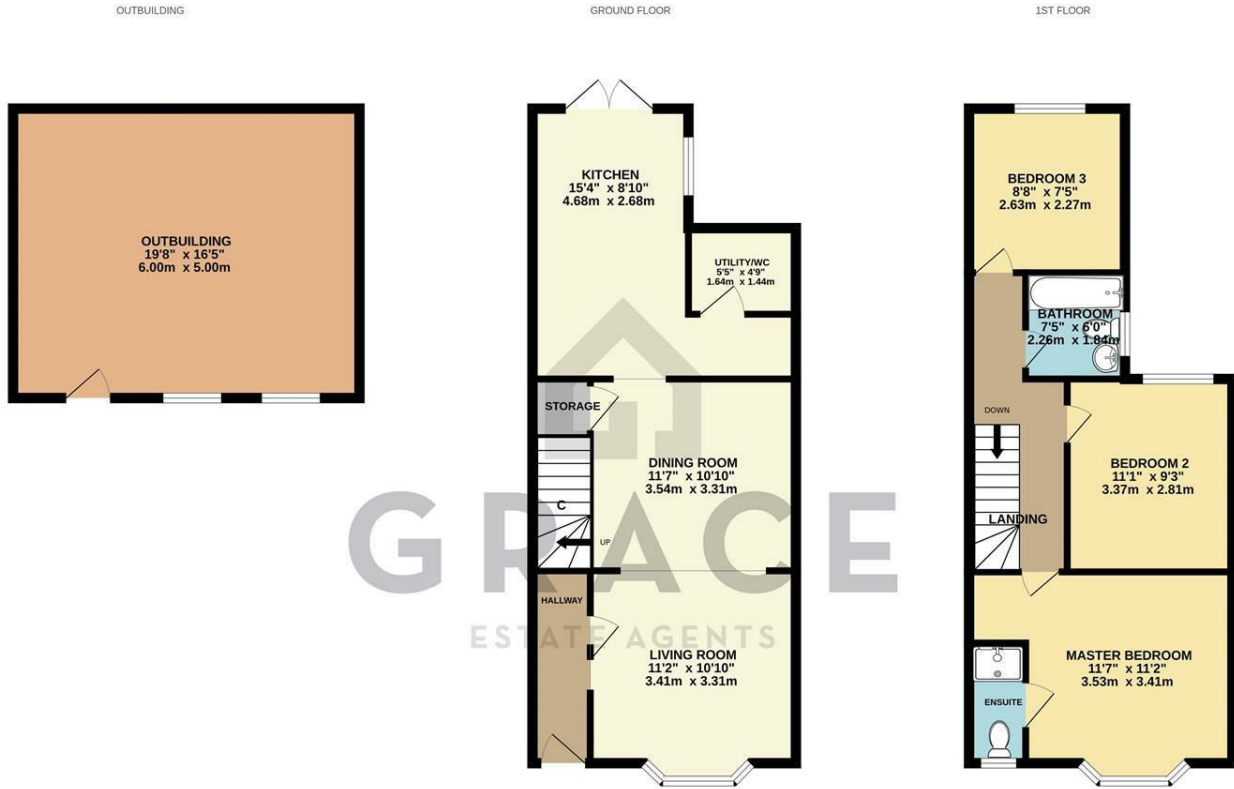
Bedroom Three
8'7" x 7'5" (2.63 x 2.27)
Double glazed window to rear aspect, radiator and built in double bed that folds up to save space.

Rear Garden
Professionally landscaped rear garden - Patio area from the rear of the house leading to a lawned area, decking to the side of the rear garden.

Outbuilding
19'8" x 16'4" (6 x 5)
6mx5m Bricked outbuilding, double glazed windows and a high security door.

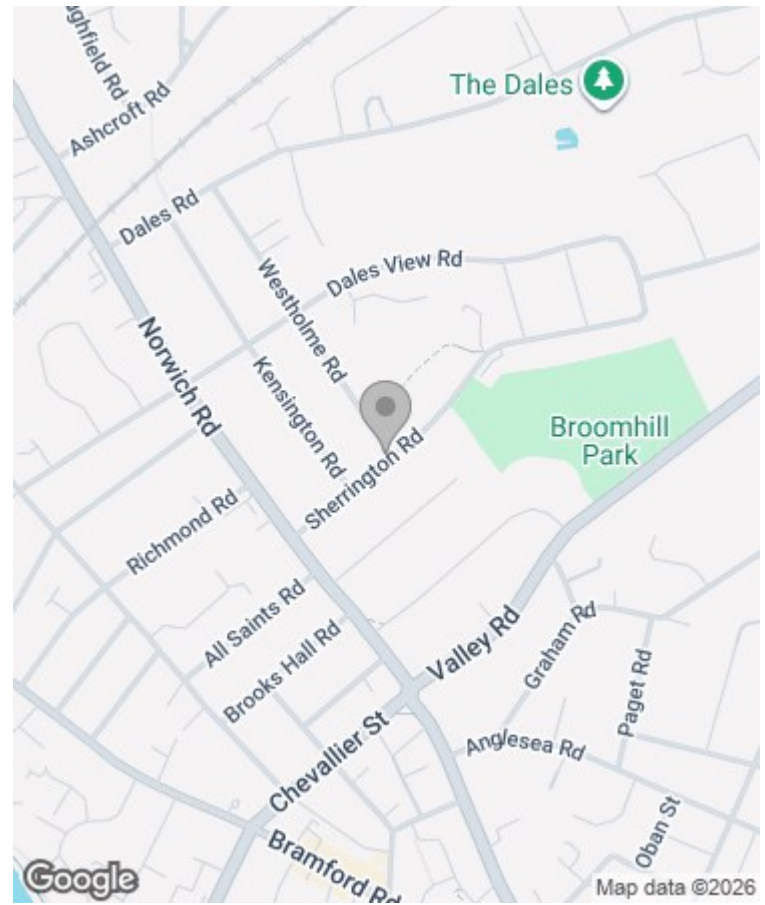
EPC
Please ask marketing agent for EPC details.





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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