



**Bromeswell Road, Ipswich, IP4 3AT**

**welcome to**

## **Bromeswell Road, Ipswich**

This attractive, bay fronted, semi-detached home has the potential for extension (STPP) and benefits from three bedrooms, a bay fronted lounge, a separate 1st floor cloakroom and bathroom, a large, un-overlooked rear garden, a detached garage, ample off street parking and NO ONWARD CHAIN!!

### **Entrance Hall**

Two double glazed frosted windows to the front, carpet flooring, one radiator and an understairs storage cupboard.

### **Lounge**

Cosy lounge with double glazed bay window to the front, carpet flooring, one radiator, an electric fireplace with tiled base, surround and wooden mantle, TV point and wall hung lights.

### **Dining Room**

Double glazed window to the rear, patio doors to the lean to, wood effect flooring, one radiator, a gas fire and a serving hatch to the kitchen.

### **Lean To**

Carpet flooring, windows to the side and rear, French doors to the garden and patio doors to the dining room.

### **Kitchen**

Double glazed window to the rear, a side door to the garden, a pantry, tiled flooring, a serving hatch to the dining room, eye and base level units in wood with green stone effect worktop surfaces, an integrated oven with gas hob and extractor hood, tiled splashback and space for a fridge.

### **First Floor Landing**

Carpet flooring, loft hatch and double glazed window to the side.

### **Master Bedroom**

Double glazed bay window to the front, carpet flooring, one radiator, a quadruple fitted wardrobe and an airing cupboard.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, a storage cupboard and one radiator.

### **Bedroom Three**

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

### **Cloakroom**

Low level WC, tiled effect flooring and double glazed window to the side.

### **Bathroom**

Double glazed window to the rear, tiled effect flooring, pedestal wash hand basin, a corner shower with glass enclosure and tiled splashback, extractor fan, one radiator and part tiled walls.

### **Outside:**

#### **Detached Garage**

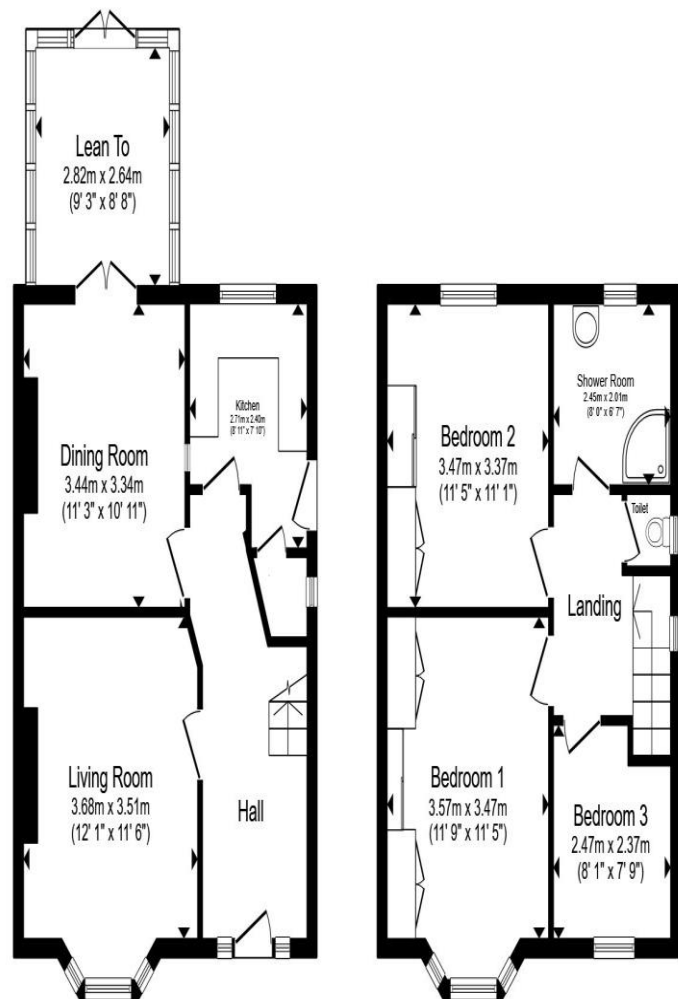
An up and over door, a door to the side, a window to the rear and a pitched roof.

#### **Front Garden**

Beautiful front garden with a walled border, a block paved driveway, a stoned area, hedging, flower bed borders and double gates leading to the rear garden.

#### **Rear Garden**

A long, un-overlooked rear garden, backing onto fields, with a side access with double gates, a block paved driveway to the side, leading down to the garage, a patio seating area, raised decking, a hard standing seating area to the rear, a large grassed area, a wildlife garden area, two sheds and an outside tap.



**Ground Floor**

**First Floor**

Total floor area 93.5 m<sup>2</sup> (1,006 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**  
**Bromeswell Road,**  
**Ipswich**

- SOLD AS SEEN \*NO ONWARD CHAIN\*
- Three bedrooms
- Bay fronted lounge
- Separate 1st floor cloakroom & bathroom
- Detached garage & ample off street parking

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

**£325,000**



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Property Ref:  
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