





Property Description

A spacious and well proportioned three bedroom semi-detached home located in the popular IP3 area of Ipswich and close to many local transport links and amenities. The property comprises of a large living area, another separate reception room, kitchen, three first floor double bedrooms, shower room and separate w/c. Externally the property has a well presented large rear garden and off road parking to the front. The property could potentially have an exciting opportunity for extension subject to planning permission.

Location wise the home is conveniently located to the town of Ipswich which has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed door, tiled flooring and fuse board under stairs.

Lounge/Diner

Radiator, wood effect laminate flooring, double glazed window to front and access to kitchen and hall.

Kitchen

Matching wall and base level units with roll top work surfaces inset into stainless steel sink, drainer and pot wash style tap, under counter fridge freezer, pantry with freezer, tiled splash backs, space for washing machine and dishwasher, double glazed window to rear, wall mounted boiler which has been serviced yearly and double glazed door giving access to garden.

Second Reception Room

Double glazed windows to front, radiator and floorboards.

First Floor Landing

Floorboards, loft with ladder which is half boarded, storage cupboard and double glazed window to rear.

Bedroom One

Carpet, radiator, double glazed window to rear, pendant light and storage cupboard.

Bedroom Two

Carpet, storage cupboard, radiator, double glazed window to rear and pendant light.

Bedroom Three

Double glazed window to rear, radiator, carpet and pendant light.

Bathroom

Double shower cubicle, tiled walls, double glazed window to rear, wash hand basin with hot and cold taps, tiled floor and heated towel rail.

Separate W/C

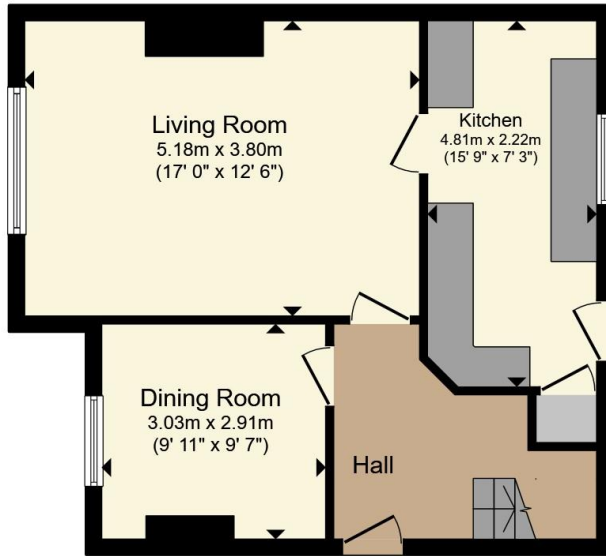
Consisting of double glazed window to rear and low level w/c.

Outside

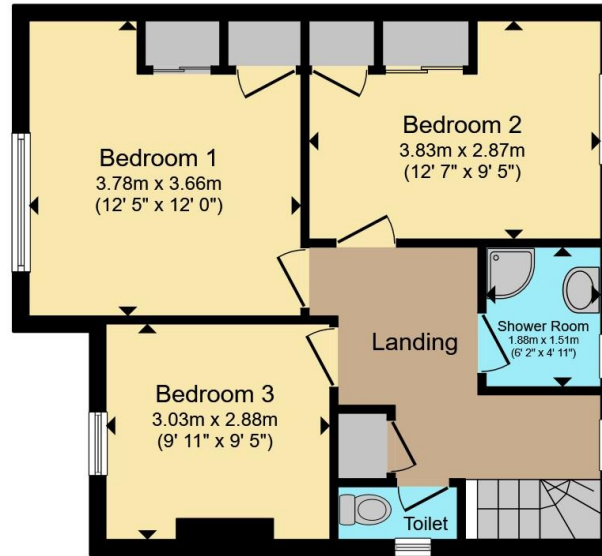
The front of the property has a driveway providing off road parking and a large hedge for privacy.

The large rear garden can be accessed by double gates and backs onto the sports ground, there is a outside tap, patio area and brick pathway leading around the garden with an array of mature trees and hedges





Ground Floor



First Floor

Total floor area 96.3 m² (1,036 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



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Tenure: Freehold



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