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Temple Road

Copleston Catchment, Ipswich, IP3 8PB

Offers in excess of £280,000

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Front Garden
Low maintenance style front garden which has been cleverly landscaped with an area of decorative stones with flowers and shrubs, low retaining wall to the front and pathway to the front door. There is a driveway to the side of the property providing off-road parking leading to the carport which has been laid to paving and a side gate into the rear garden.

Entrance Porch
Obscure double glazed entrance door to entrance porch, double glazed windows to front and side, downlighters, pine style ceiling and obscure double glazed entrance door to entrance hallway.

Entrance Hallway
Stairs off to first floor with shoe cupboard and further cloaks cupboard housing the electric meter, obscure double glazed window to front, radiator and doors to.

Shower Room
7'4" x 5'5" (2.24 x 1.66)
Walk-in shower cubicle, heated towel rail, wash basin with a mixer tap and cupboards under, low-level W.C., further storage cupboard and obscure double glazed window to side.

Kitchen
10'4" x 7'7" (3.15m x 2.31m)
Comprising single drainer sink with a mixer tap with cupboards under, rolled top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards over, boiler and double glazed window to front.

Lounge / Diner
24'2" x 8'4" (7.37m x 2.54m)
Lounge Area - Double glazed window to side, radiator oak style flooring, fire surround with gas fire (not tested) with marble style hearth and backing, display shelving to the side and through to the utility room and dining area.

Dining Area - Radiator and double glazed French style doors to outside.

Utility Room
11'7" x 7'2" (3.53m x 2.18m)
Rolled top worksurfaces with drawers, cupboards and appliance space under, wall mounted cupboards, tiled flooring, radiator, double glazed window to front, obscure double glazed door to outside and door to the sitting room.

Sitting Room
16'7" x 11'7" (5.05m x 3.53m)
Double glazed window to side and rear, radiator and double glazed French style doors to the outside.

Landing
Double glazed window to side, access to the loft and doors to all bedrooms.

Bedroom One
12'1" x 8'10" (3.70 x 2.70)
Floor to ceiling fitted wardrobes with mirror fronted sliding doors, double glazed window to front, radiator, further fitted wardrobe with top cupboards over the bed area.

Bedroom Two
11'5" x 8'1" (3.50 x 2.48)
Double glazed window to rear, radiator and cupboard housing hot water tank.

Bedroom Three
9'2" x 7'5" (2.79m x 2.26m)
Double glazed window to rear and side and a radiator.

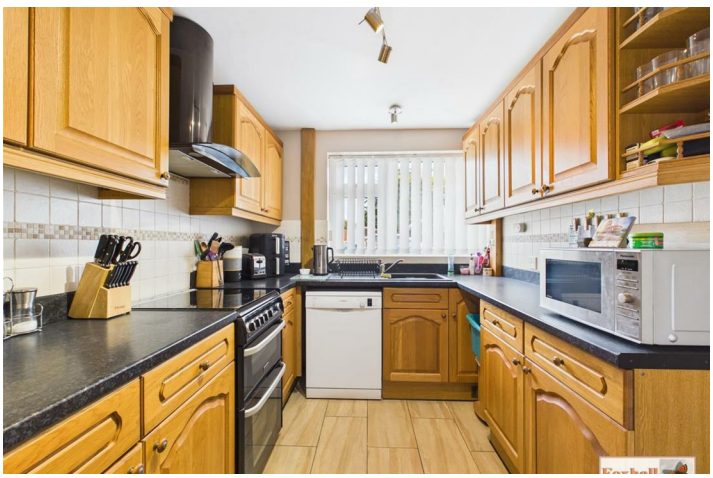
Rear Garden Terrace Area
27'4" x 12'5" (8.35 x 3.79)
As previously mentioned enjoys a westerly facing aspect and backs onto a wooded area within St Clements golf course and therefore offering an excellent level of seclusion. There is a patio area immediately to the rear of the property being accessed from both the lounge / diner and the sitting room via French style doors, a large decked area perfect for entertaining and beyond. There is a large workshop with power and lighting which makes a great space for working from home.

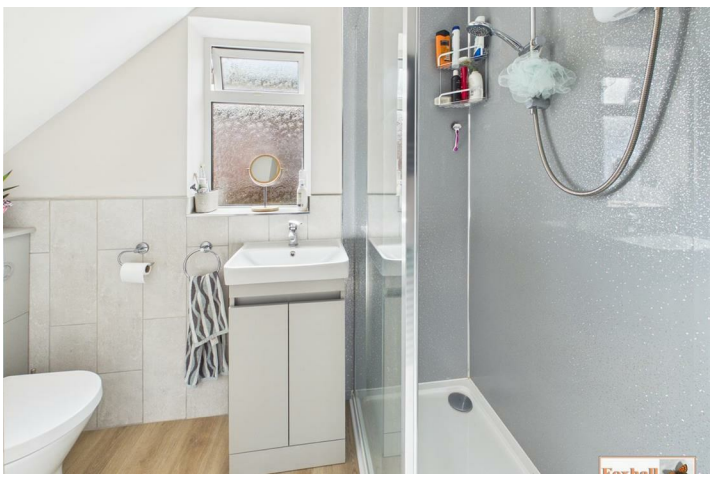
Workshop
19'5" x 9'5" (5.92m x 2.87m)
With power and light.

Agents Notes
Tenure - Freehold
Council Tax Band - C









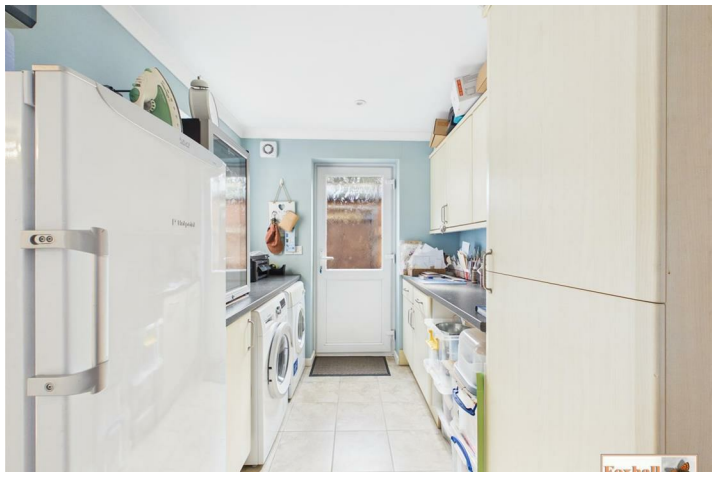

HOME



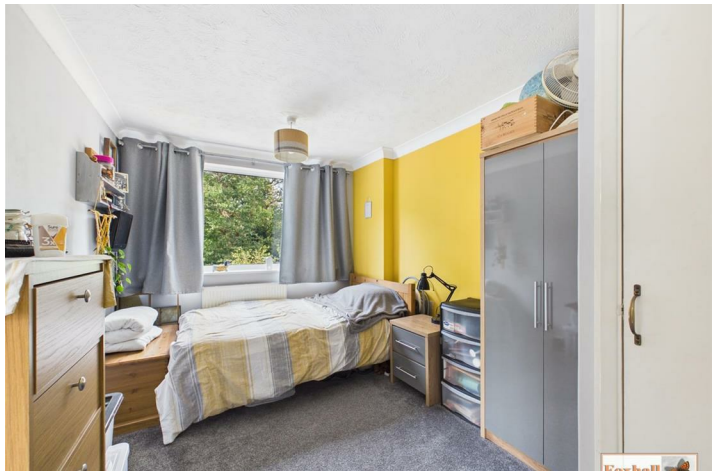

















DAD
MUM

Road Map



Hybrid Map



Terrain Map



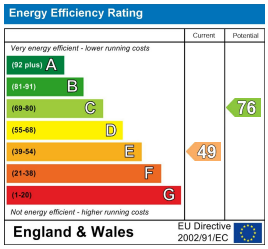
Floor Plan

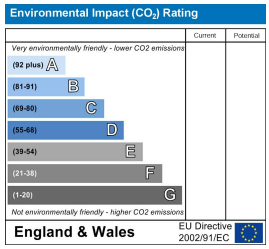


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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