



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

GLOUCESTER ROAD, IPSWICH, IP3 9LF

TENURE : FREEHOLD

GUIDE PRICE £350,000

- Extended Family Home
- Four Bedrooms
- Dressing Room
- Off Road Parking
- Living Room & Large Kitchen
- Further 21' Living/Dining Room

THE ACCOMMODATION



Porch

Front entrance door, double glazed to three aspects, space for shoes & coats, door to...

Hall

Stairs to first floor, built in storage under stairs, doors to...

Living Room 13' 3" (into bay) x 11' 6"

Double glazed windows to front, feature fireplace and radiator.



Kitchen 17' 10" x 8' 5" max (6' 2 min)

An extended L-shaped room with windows to side and rear, fitted wall and base units with under cupboard lighting incorporating a one and a half bowl sink and drainer, space for range cooker, American style fridge/freezer, dishwasher and washing machine; tiled flooring and open plan to the...

Living/Dining Room 21' 1" x 11' 6" max (9' 3 min)

Also accessed from the main hallway, another extended room giving a dining and further living space with radiator and doors opening to the conservatory.

Conservatory 6' 6" x 7' 2" (1.98m x 2.18m)

Double glazed to three aspects, double doors to the side into the garden.



Bedroom One 13' 1" (into bay) x 10' 6" (into units)

A large double bedroom with bay window to the front, fitted wardrobes, radiator and door to...

Dressing Room 10' 11 x 7' 4

Also accessed via a door from the landing with skylight, radiator and fitted airing cupboard.

Bedroom Two 9' 4 x 8' 1 (less door ingress)

Window to rear and radiator.

Bedroom Three 9' 7 x 8' 1 (less door ingress)

Window to rear and radiator.

Bedroom Four 7' 7 x 6' 3

Window to front and radiator.

Bathroom

Window to side, shower cubicle, panelled bath with shower attachment, pedestal wash basin, WC, heated towel rail, tiles walls and flooring.

Outside

To the front of the property there is a block paved driveway providing off road parking and side access to the rear garden. The generous rear garden has a patio area, large grassed area, flower and shrub beds, hedges and further patio area in front of a summer house which has power and light connected.

Landing - with window to side and doors to...

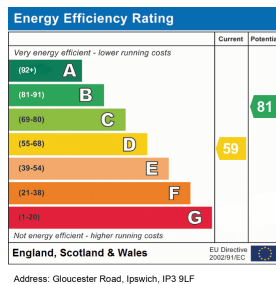
THE PROPERTY & LOCATION

An extended and spacious family home with a large garden and off road parking. Accommodation comprises a 21' living room, 17' kitchen, further living room and four bedrooms plus dressing room/office. There is a conservatory, generous garden, driveway for off road parking plus double glazing and gas central heating - a lovely family home.

Gloucester Road is situated to the south east of Ipswich Town Centre with its the huge array of shopping, leisure and recreational facilities. There's a vibrant marina, university, mainline rail station (including direct link to London Liverpool Street) and excellent road links.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

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