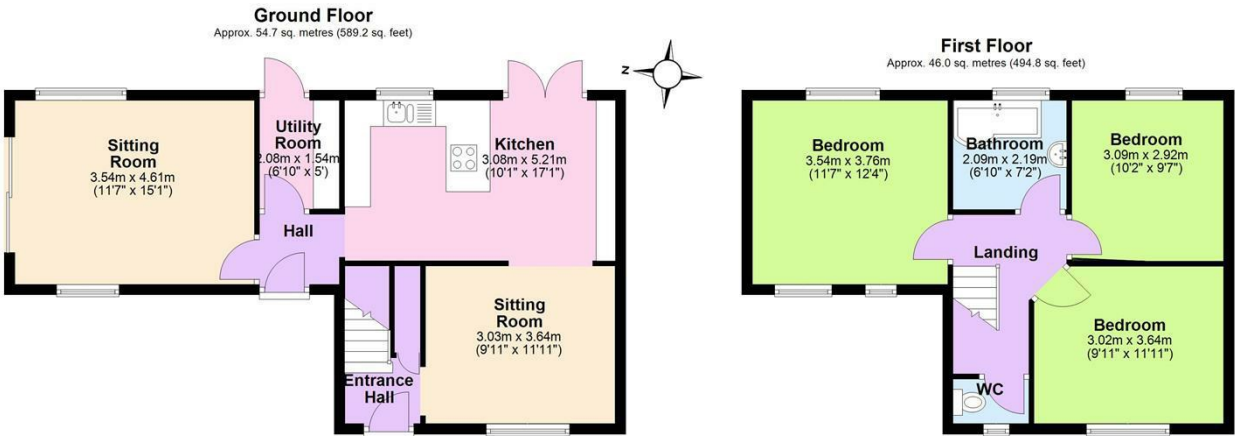


## 32 Matson Road, Ipswich IP1 4ET

£285,000

This EXTENDED three bedroom semi-detached house offers a beautiful modernised home benefiting from an OPEN PLAN KITCHEN/FAMILY SPACE and a particularly LARGE REAR GARDEN ideal for families. Also enjoying a lounge, utility room, 1st floor bathroom, gas central heating, double glazed windows, presented in excellent decorative order throughout and off road parking for at least 2 cars.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

32 Matson Road, Ipswich, IP1 4ET

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

This EXTENDED three semi-detached house offers a perfect blend of modern living and comfort, ideal for families or those seeking extra space. The heart of the home is undoubtedly the open plan kitchen, diner, family space with underfloor heating which creates a warm and inviting atmosphere for both entertaining and everyday living.

The property boasts two reception rooms, providing ample space for relaxation and social gatherings. The modernisation throughout ensures that the home is not only stylish but also functional, catering to the needs of contemporary life.

Outside, the large garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property benefits from off-street parking for at least two vehicles.

This beautiful extended home is a fantastic opportunity for those looking to settle in a no through road. With its spacious layout and excellent amenities, do not miss the chance to make this lovely property your own.

Double glazed front door to

HALLWAY:

Radiator, stairs to 1st floor, door to

OPEN PLAN KITCHEN/DINER/FAMILY ROOM:

FAMILY ROOM: 11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to front, tiled under floor heating, opens through to

KITCHEN/DINER: 17'1 x 10'1 (5.21m x 3.07m)

Double glazed window to rear, this beautiful fitted kitchen has a range of wall and base units, integrated double oven, induction hob, slimline dishwasher, wine cooler, granite style worktops, sink and drainer. Space for fridge/freezer, further units, tall larder units and worktops, tiled under floor heating, designer style radiator. Through to

INNER HALL:

Double glazed door to front, radiator, doors off to utility and lounge.

UTILITY ROOM: 6'10 x 5 (2.08m x 1.52m)

Double glazed door to outside, wall units, radiator, work tops and space for appliances.

LOUNGE: 15'1 x 11'7 (4.60m x 3.53m)

Dual aspect double glazed windows, feature double glazed doors opening to the rear gardens. Radiator.

1st FLOOR LANDING:

Loft access, radiator, cupboard with electric fuse box, doors off

BEDROOM ONE: 12'4 x 11'7 (3.76m x 3.53m)

Double glazed window to front, fitted wardrobes and a radiator.

BEDROOM TWO: 11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to front and a radiator.

BEDROOM THREE: 10'2 x 9'7 (3.10m x 2.92m)

Double glazed window to rear and a radiator.

BATHROOM: 7'2 x 6'10 (2.18m x 2.08m)

Double glazed window to rear, bath with a shower over, hand wash basin and vanity unit, Vaillant combi boiler fitted 2025, tiled walls, towel radiator.

CLOAKROOM:

Double glazed window to front, radiator and a WC.

OUTSIDE:

To the front is a driveway providing off road parking for 2 cars. Side access leads to the rear via a gate.

Another feature of this extended family home is the large, well kept gardens. This huge space is mainly lawn with a range of flower and shrub borders. To the rear of the house is a patio area for entertaining. There is shed to remain.

USEFUL INFORMATION:

The vendors have informed us that the council tax band is A and the property is not on a water meter.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

