



**Heathercroft Road, Ipswich, IP1 6QJ**

**welcome to**

## **Heathercroft Road, Ipswich**

This attractive, detached bungalow has been extended and benefits from two good-size bedrooms, a beautiful lounge with bay window, a modern wet room, an en suite, off street parking and a garage. This property is also wheelchair accessible.

### **Entrance Hall**

Carpet flooring, one radiator, a storage cupboard and loft hatch.

### **Lounge**

Beautifully presented lounge with double glazed bay window to the front, carpet flooring, one radiator, TV point and an electric fire with stone base and surround.

### **Dining Room/Study**

Double glazed window to the side, carpet flooring, one radiator and an airing cupboard housing the boiler.

### **Kitchen**

Double glazed window to the front, one radiator, eye and base level units in cream with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a fitted double oven with gas hob and extractor hood, tiled splashback, spot lights and space for appliances.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring, one radiator and a door to the en suite.

### **En Suite**

Double glazed window to the rear, a shower with glass enclosure, low level WC, wash hand basin, carpet flooring, spot lights, part tiled walls and extractor fan.

### **Bedroom Two**

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

### **Wet Room**

Contemporary wet room with fully tiled walls, stone effect flooring, spot lights, extractor fan, chrome heated towel rail, an electric shower, low level WC and wash hand basin.

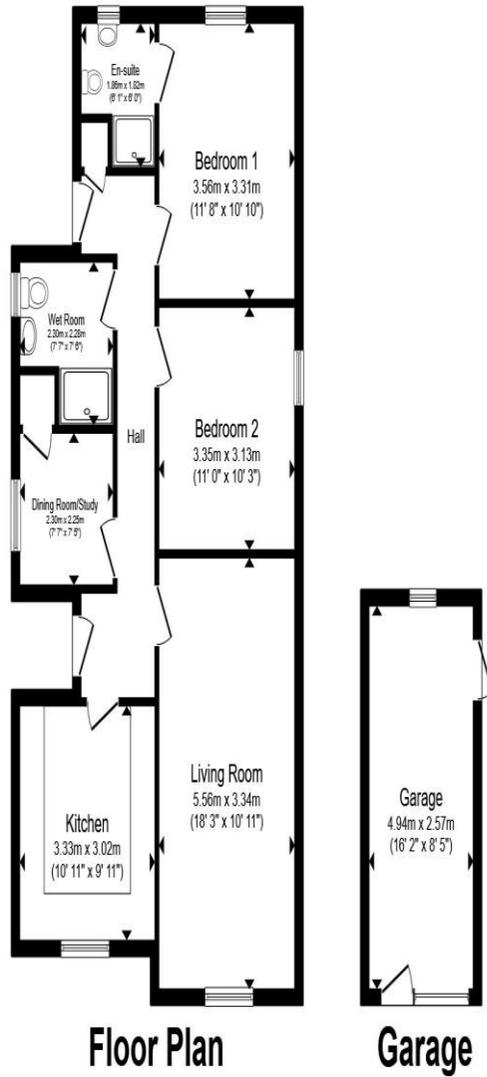
### **Outside:**

#### **Front Garden**

Beautiful front garden with a walled border and cast iron railings, a shingle area, two gated, side access points, leading to the rear garden, a block paved driveway and outside lights.

#### **Rear Garden**

Low maintenance, fully paved rear garden with a shingle area, a canopy, access to the garage, two gated, side access points, a summer house, fully enclosed border and an outside tap and light.



**Floor Plan**

**Garage**

Total floor area 87.9 m<sup>2</sup> (947 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**  
**Heathercroft Road,**  
**Ipswich**

- Extended, detached bungalow
- Two good-size bedrooms
- Beautiful, walled border frontage
- Lounge with bay window
- Modern wet room & en suite

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

offers over  
**£350,000**



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