



**Ipswich Road, Bildeston, Ipswich, IP7 7AP**

## welcome to

### Ipswich Road, Bildeston, Ipswich

This stunning, detached home benefits from a beautiful lounge with fitted wood burner, a separate dining room, a study, a large, ground floor master bedroom with en suite, a ground floor cloakroom, 1st floor bathroom, a courtyard, a garage and off street parking for 2 vehicles.

#### **Entrance Hall**

Stunning entrance hall with black ceramic tiled flooring to the front, engineered oak flooring to the rear, an airing cupboard, one radiator and an open archway to the dining area.

#### **Cloakroom**

Low level WC, pedestal wash hand basin, one radiator, tiled flooring, extractor fan and spot lights.

#### **Kitchen**

Triple glazed window to the front, tiled flooring, one radiator, eye and base level units in white with oak worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome flexi mixer tap, tiled splashback, spot lights, an integrated double oven with electric hob and extractor hood, an integrated dishwasher and space for a fridge/freezer.

#### **Utility Room**

A door to the side garden, tiled flooring, eye and base level units in white with marble effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, space for a washing machine and tumble dryer, spot lights and tiled splashback.

#### **Dining Room**

Triple glazed, floor to ceiling windows to the side, French doors to the courtyard, flooding this room with natural light, engineered oak flooring, one radiator, suspended lights, vaulted ceilings and fitted roller blinds throughout.

#### **Study**

Triple glazed window to the front, vinyl wood effect flooring, one radiator, a large storage cupboard and a loft hatch.

#### **Lounge**

Beautiful lounge with triple glazed, floor to ceiling windows and French doors to the courtyard, engineered oak flooring throughout, two radiators, wall hung lights, suspended lights, a vaulted ceiling, a fitted wood burner in an exposed brick fireplace and working chimney.

#### **Ground Floor Master Bedroom**

Triple glazed windows to the front and rear, carpet flooring, one radiator and a double fitted wardrobe.

#### **En Suite**

Low level WC, a vanity sink, a double corner shower with glass enclosure, white heated towel rail, spot lights, extractor fan and fully tiled walls and flooring.

#### **First Floor Landing**

Triple glazed window to the front, carpet flooring, one radiator and loft hatch.

#### **Bedroom Two**

Triple glazed window to the front, carpet flooring and one radiator.

#### **Bedroom Three**

Triple glazed windows to the front and side, carpet flooring, a wall papered wall and one radiator.

#### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, white heated towel rail, part tiled walls, tiled effect flooring, extractor fan and spot lights.

#### **Outside:**

##### **Front Garden**

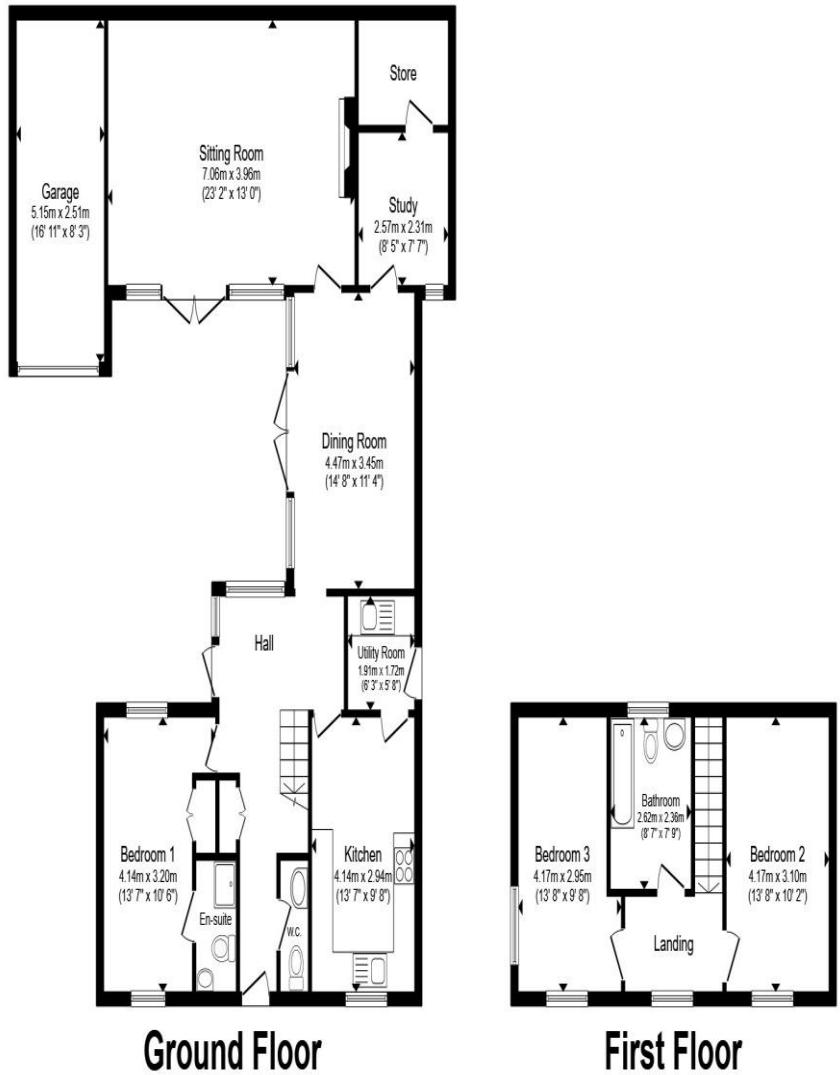
A driveway to the side, providing off street parking for 2 vehicles, a gate to the courtyard and access to the garage.

##### **Garage**

An up and over door and ample storage space.

##### **Courtyard**

Stunning, courtyard with Porcelain tiles, a trellis area, raised brick planters, an outside light, an electric, retractable canopy and a side patio area, perfect for storage.



Total floor area 152.1 m<sup>2</sup> (1,637 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)

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welcome to  
**Ipswich Road,  
Bildeston, Ipswich**

- Two 1st floor, double bedrooms
- Large, ground floor master bedroom
- Triple glazing throughout
- Ground floor cloakroom, ground floor en suite & 1st floor bathroom
- Garage & off street parking for 2 vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£400,000 - £425,000**



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Property Ref:  
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