

Primrose Hill, Ipswich, IP2 0PP

william h brown

## welcome to

# **Primrose Hill, Ipswich**

This well-presented, three bedroom semi-detached home benefits from a seperate lounge and dining area, a utility space, a 1st floor bathroom, a good-sized rear garden and off street parking.













#### **Entrance Porch**

Double glazed frosted windows to the front, a glazed front door, a door leading to the hall and grey tiled effect flooring.

#### **Entrance Hall**

9' 1" x 5' 1" ( 2.77m x 1.55m )

Wood effect flooring, one radiator, an understairs storage cupboard, a staircase and a door leading to the kitchen.

#### Kitchen

11' 11" x 5' 1" ( 3.63m x 1.55m )

A range of eye and base level units in white with black worktop surfaces, space for a washing machine, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, double glazed window to the front, an integrated oven with electric hob and extractor hood, one radiator, a door leading to the utility space/lean to and a door leading to the lounge and dining area..

## **Utilty Space/Lean To**

A door to the front, space for a fridge and freezer, wood effect flooring, a perspex roof and a door leading to the garden.

## **Dining Area**

12' x 11' 10" ( 3.66m x 3.61m )

Carpet flooring, one radiator, double glazed window to the rear, an opening to the lounge and space for a table and chairs.

## Lounge

12' x 8' 11" ( 3.66m x 2.72m )

Carpet flooring, double glazed window to the rear, one radiator and fireplace with tiled base and surround and wooden mantle and an opening leading to the dining area.

## First Floor Landing

Carpet flooring, two storage cupboards and doors leading to all bedrooms and bathroom.

#### **Bathroom**

5' x 5' 1" ( 1.52m x 1.55m )

Tiled flooring, enclosed WC with matching vanity sink, double glazed window to the front, a bath with overhead shower and waterfall showerhead and fully tiled walls,

#### **Master Bedroom**

12' 1" x 12' 1" ( 3.68m x 3.68m )

Carpet flooring, one radiator and double glazed window to the rear.

#### **Bedroom Two**

12'  $\times$  8' 11" (  $3.66m \times 2.72m$  ) Carpet flooring, one radiator and double glazed

#### **Bedroom Three**

window to the rear.

9' x 9' (2.74m x 2.74m)

Carpet flooring, double glazed window to the front, a storage cupboard housing the boiler and one radiator.

## **Outside:**

#### **Front Garden**

Sloped front garden with steps to the side, leading up to the front door and a paved area, a lawned area, hedging and a driveway providing off street parking.

#### Rear Garden

Good-sized, tiered garden with a paved area, steps down to the shed, fully enclosed border, steps up to a lawned area and a raised decking area, further steps up leading to the rear of the garden and further lawned areas.





## welcome to

# **Primrose Hill, Ipswich**

- Three bedrooms
- Utility space
- Seperate lounge & dining area
- 1st floor bathroom
- Good-sized rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

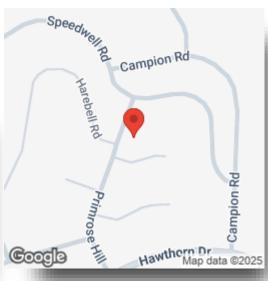
guide price

£240,000 - £250,000









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