



**Manor Road, Ipswich, IP4 2UX**

**welcome to**

## **Manor Road, Ipswich**

This well-presented detached chalet bungalow boasts four bedrooms, one on ground floor, a ground floor wet room, a first floor shower room, a large, open plan, light filled lounge/diner, kitchen, a garage, off street parking, private rear garden and NO ONWARD CHAIN!

### **Entrance Porch**

Light wood effect flooring, a wall papered wall, front door, a large full height frosted double glazed window to the side and a door leading to the hall.

### **Entrance Hall**

Light wood effect flooring, a coat cupboard, one radiator and understairs storage space.

### **Ground Floor Wet Room**

Low level WC, wash hand basin with chrome taps, an electric shower, stone effect flooring, part tiled walls with part panelling, a chrome Victorian style heated towel rail, extractor fan, a wall papered wall and a double glazed window to the front.

### **Lounge/Diner**

Large, open plan lounge/diner flooded with ample natural light via full height double glazed windows to the rear, a glazed door leading to the rear garden and a further double glazed window to the front, light wood effect flooring throughout, two radiators, wall papered wall, TV point, a pantry storage cupboard, wall hung lights. the fireplace has been replaced with a wooden mantel, wooden surround, stone effect sheeting and base.

### **Kitchen**

Beautifully presented kitchen with double glazed windows to the rear and side, a door leading to the garden, one radiator, black and white flooring, a range of eye and base level units in shaker style and oatmeal with open eye units and marble effect worktop surfaces, a wall papered wall, a one and a half bowl sink plus drainer and chrome mixer tap, integrated oven with induction hob and extractor hood, integrated dishwasher and space for a American fridge/freezer and washing machine.

### **Ground Floor Bedroom Four**

Double glazed window to the rear, carpet flooring, one radiator and a large walk in wardrobe which is currently open with no doors.

### **First Floor Landing**

Two Velux windows, a storage cupboard, two eaves storage cupboards and carpet flooring.

### **Master Bedroom**

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

### **Bedroom Two**

Double glazed window to the front, carpet flooring, one radiator, a double built in sliding wardrobe and a loft hatch.

### **Bedroom Three**

Double glazed window to the front, carpet flooring, one radiator and a pedestal wash hand basin with chrome taps.

### **Shower Room**

Contemporary shower room with panelled walls, double glazed window to the rear, stone effect flooring, enclosed WC, vanity sink with chrome mixer tap, a large walk in shower with handle less glass enclosure and fitted seat, chrome heated towel rail, extractor fan and shaver point.

### **Outside:**

#### **Front Garden**

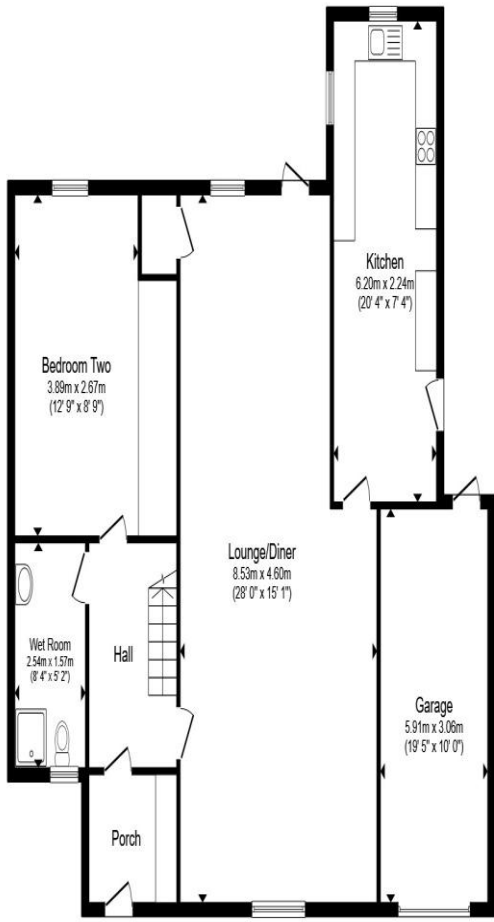
A partially walled border, which is in need of repair, a block paved driveway providing off street parking, a disabled access slope leading to the front door, a side gate leading through to the rear garden, giving access on both sides and a lawned area with plants.

#### **Rear Garden**

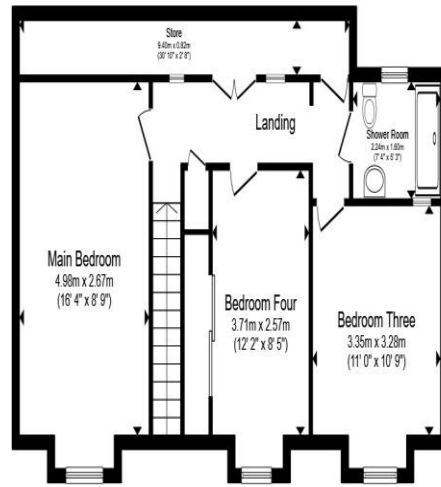
Beautifully presented, fully enclosed rear garden with a side gate giving access to both sides, a door leading to the garage, a patio seating area which wraps around the entire property, a large lawned area with curved borders, hedging and trees, fully enclosed fencing, an outside tap and a disabled access slope leading to the lounge.

#### **Garage**

Up an over door, a door to the rear, power, light, the boiler and hot water tank.



**Ground Floor**



**First Floor**

Total floor area 214.3 m<sup>2</sup> (2,307 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**  
**Manor Road,**  
**Ipswich**

- No onward chain
- Four double bedrooms, one on ground floor
- Large open plan light filled lounge/diner
- Large open plan light filled lounge
- Contemporary kitchen

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

**£450,000**



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Property Ref:  
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