



Raeburn Road, Ipswich, IP3 0EW

welcome to

Raeburn Road, Ipswich

This well-presented, semi-detached home benefits from three double bedrooms, a large lounge/diner, a modern kitchen, a ground floor cloakroom, a 1st floor cloakroom, a separate 1st floor bathroom, a beautiful rear garden and ample off street parking.

Entrance Porch

Double glazed window to the front, storage space and a door to the hall.

Entrance Hall

Wood effect flooring, one radiator and a panelled staircase.

Cloakroom

Low level WC, wash hand basin, wood effect flooring, a small cupboard and double glazed window to the side.

Lounge/Diner

Stunning, open plan room with patio doors leading to the conservatory, double glazed window to the front, carpet flooring, two radiators, TV point, a fitted wood burner with stone base and wooden mantle.

Conservatory/Utility

Large conservatory with double glazed windows to the rear and side, patio doors to the garden on both sides, a sliding door, connecting to the second part of the conservatory, wood effect flooring, one radiator, an additional glazed door to the side, tiled flooring, a door to the kitchen and fitted units and worktop.

Kitchen

A glazed door to the conservatory, oak effect flooring, one radiator, eye and base level units in wood with white stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood, tiled splashback and space for a fridge/freezer and dishwasher

First Floor Landing

Double glazed window to the side, a boiler, carpet flooring, a storage cupboard, loft hatch and a meter cupboard.

Master Bedroom

Double glazed window to the rear, with beautiful views across greenery and the rear garden, carpet flooring, one radiator, shelving and space for an office set up.

Bedroom Two

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

Bedroom Three

Double glazed windows to the rear, carpet flooring and one radiator.

First Floor Cloakroom

Low level WC, wood effect flooring, one radiator and double glazed window to the side.

Bathroom

Double glazed window to the front, vanity sink with chrome mixer tap, chrome heated towel rail, a bath with overhead shower, fully tiled walls and flooring.

Outside:

Front Garden

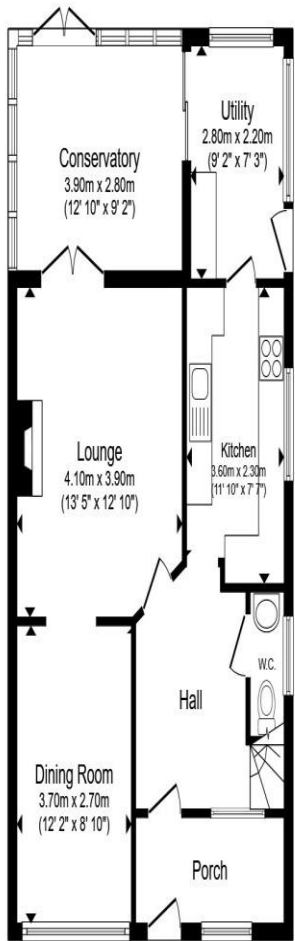
Shared access into the large, block paved driveway, a side access gate, raised flower beds with sleeper borders, ample off street parking and a walled divide.

Rear Garden

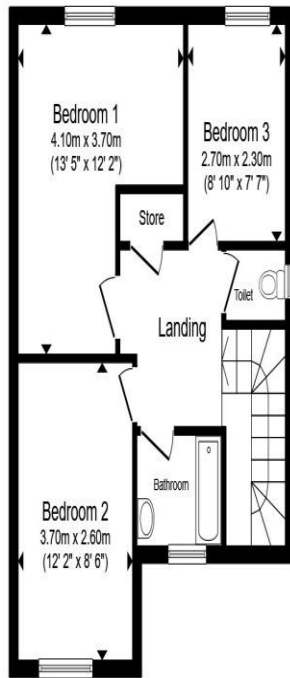
Beautiful, un-overlooked, South facing rear garden, of a generous size, with a large patio seating area, a walled divide leading to the remainder of the garden, a pathway leading to the workshop, a large grassed area, flower beds, fruit trees, including two cherry trees, an apple tree, a grape tree, a fig tree and a pear tree, a side access and a shed.

Workshop

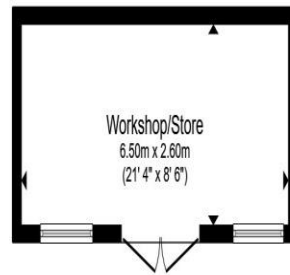
With power, light, two windows to the front and front double doors. This workshop would make the perfect home office, gym or an additional storage space.



Ground Floor



First Floor



Outbuilding

Total floor area 123.9 m² (1,334 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



welcome to
Raeburn Road,
Ipswich

- Three double bedrooms
- Large lounge/diner with fitted wood burner
- Modern kitchen
- Ground floor cloakroom, 1st floor cloakroom & separate bathroom
- Large, un-overlooked rear garden

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

£275,000



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Property Ref:
IPS121606 - 0003

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