



**Grantham Crescent, Ipswich, IP2 9PD**



**welcome to**

**Grantham Crescent, Ipswich**

Impressive 3 bedroom detached home situated within the prestigious Grantham Crescent and on a sizeable corner plot with room for extension STPP.



### **Entrance Hallway**

10' 8" x 6' 2" ( 3.25m x 1.88m )

Tiled flooring and radiator.

### **Cloakroom**

6' 5" x 2' 7" ( 1.96m x 0.79m )

Low level W/C, vanity sink, radiator, tiled flooring and a double glazed window to the side aspect.

### **Kitchen**

11' x 9' 6" ( 3.35m x 2.90m )

Eye and base level units in Cream with stone effect work tops in gloss Black, sink with drainer unit, space for a fridge freezer and washing machine and a integrated oven with electric hob and extractor hood, wall-mounted gas-fired boiler, vertical wall hung radiator, tiled flooring and a double glazed window facing the front aspect.

### **Lounge/Diner**

17' 7" x 14' 9" Max ( 5.36m x 4.50m Max )

L shape room benefiting from direct garden access via double glazed sliding doors, double glazed windows facing the rear aspect also allow in ample natural light.

There is carpet flooring throughout, two radiators, a TV point and a gas fire with stone base and surround.

### **Landing**

Split level landing with carpet flooring, storage cupboard and a double glazed window facing the side aspect.

### **Master Bedroom**

12' 7" x 10' 9" ( 3.84m x 3.28m )

Double glazed window facing the rear aspect, carpet flooring, radiator, built in wardrobe and another built in double sliding wardrobe.

### **Bedroom 2**

11' x 9' 5" ( 3.35m x 2.87m )

Double glazed window facing the front aspect, carpet flooring and radiator.

### **Bedroom 3**

8' 9" x 6' 5" ( 2.67m x 1.96m )

Velux window facing the rear aspect, carpet flooring, radiator and a wall papered wall.

### **Family Bathroom**

8' 1" x 5' 9" ( 2.46m x 1.75m )

Low level W/C, vanity sink, bath with overhead shower, glass screen and waterfall shower head, part tiled walls and tiled flooring, chrome heated towel rail and a double glazed window facing the front aspect.

### **Outside:**

#### **Front Garden/Driveway**

Corner plot with a large lawned area to the side of the property, perfect for additional parking or even an extension STPP.

There is also a side access gate, driveway and steps up to your front door.

#### **Rear Garden**

Beautiful corner plot garden with a fully enclosed and part walled border including a curved wall. Block paved seating area, lawn, side access gates and access to your garage, outside tap and light and the property is mainly un-overlooked.

#### **Garage**

Up and over door to entry, power, light.



***view this property online*** [williamhbrown.co.uk/Property/IPS120617](http://williamhbrown.co.uk/Property/IPS120617)



welcome to

## Grantham Crescent, Ipswich

- 3 Good sized bedrooms
- Modern family bathroom
- Corner plot
- Garage and off street parking
- Situated at the end of a quiet cul-de-sac

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS120617](https://www.williamhbrown.co.uk/Property/IPS120617)



Property Ref:  
IPS120617 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**