



Wherstead Road, Ipswich, IP2 8LW

welcome to

Wherstead Road, Ipswich

This well-presented, detached family home benefits from three bedrooms in the main house with a ground floor cloakroom, 1st floor bathroom and an open plan lounge/kitchen, one further bedroom in the self-contained bungalow, with a wet room, a lounge and a kitchen. Viewing is highly recommended!

Entrance Porch

Carpet flooring, one radiator, exposed brickwork double glazed window to the front.

Entrance Hall

Carpet flooring, exposed brickwork, one radiator and an understairs storage cupboard.

Cloakroom

Wood effect flooring, low level WC, wash hand basin and double glazed window to the side.

Ground Floor Bedroom Two

Carpet flooring, two double glazed windows to the front and one radiator.

Kitchen

Open plan room with tiled effect flooring, eye and base level units in light blue with solid wood worktop surfaces, black tiled splashback, an integrated washing machine and dishwasher, space for an oven and fridge/freezer, a water softener, a stainless steel sink plus drainer and chrome mixer tap.

Lounge

Open plan room with carpet flooring, one radiator, TV point, sliding doors to the garden and double glazed door to the side.

First Floor Landing

Carpet flooring and double glazed window to the side.

Master Bedroom

Carpet flooring, two radiators, three double glazed windows to the front and three storage cupboards.

Bedroom Three

Carpet flooring, one radiator, two glazed windows to the rear and a built in wardrobe.

Bathroom

Tiled effect flooring, one radiator, double glazed window to the rear, low level WC, wash hand basin, tiled walls, extractor fan, shaver point, a bath with overhead shower and glass screen.

Outside:

Front Garden

A block paved driveway and a side access.

Rear Garden

A patio seating area, an artificial grass area, grassed areas, flower beds, shrubs, trees, a side access, a shed with power, a hot tub (can be included), a fully enclosed pond, a pathway leading to the rear of the garden and separate bungalow,

Garage

An electric up and over door and double glazed window to the side.

Outbuilding

Two sets of French doors.

Bungalow

This self-contained bungalow is situated to the rear of the garden.

Wet Room

Tiled flooring and walls, a shower attachment, two heated towel rails, shaver point, low level WC and a wash hand basin.

Lounge/Diner

Wood effect flooring, double glazed window to the side, bi-fold doors to the garden and TV point.

Kitchen

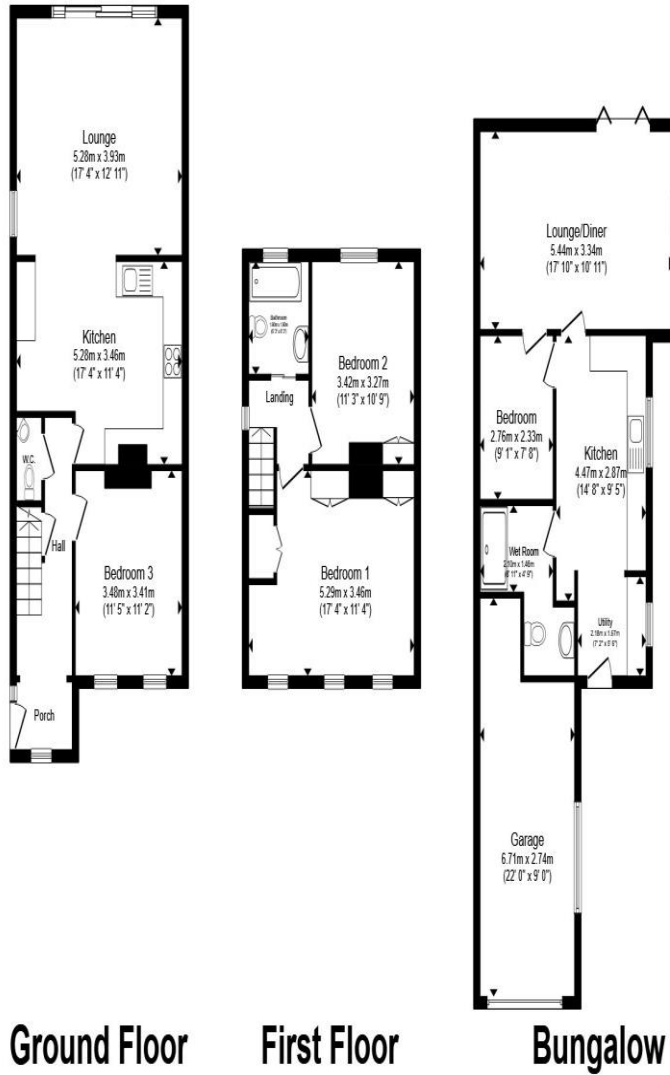
Eye and base level units in wood effect with granite worktop surfaces, wood effect flooring, tiled splashback, a water softener, one radiator, a stainless steel sink plus drainer and chrome mixer tap, two double glazed windows to the side, space for a washing machine, tumble dryer, oven and fridge/freezer, an integrated dishwasher, a fitted extractor hood, further base units in white and a wall mounted boiler.

Bedroom

Carpet flooring, one radiator, a sky light and an air conditioning unit.

Outside

A patio seating area and access to the main house garden.



Total floor area 163.3 m² (1,758 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
Wherstead Road,
Ipswich

- Viewing highly recommended!
- Three bedroom detached home
- Separate one bedroom bungalow in the rear garden
- Large rear garden with outbuilding
- Garage & off street parking

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

offers in excess of
£325,000



view this property online williamhbrown.co.uk/Property/IPS121673



Property Ref:
IPS121673 - 0004

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



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



williamhbrown.co.uk