



St. Marys Road, Ipswich, IP4 4SW

welcome to

St. Marys Road, Ipswich

This attractive, three storey Town House boasts a stunning, recently fitted kitchen/diner, a conservatory, a ground floor snug/study, a ground floor cloakroom, a beautiful 2nd floor lounge, a large rear garden, a garage and off street parking. VIEWING IS HIGHLY RECOMMENDED!!

Agents Note:

Please note there is an annual Service Charge of £500 payable to EWS on this property.

Entrance Hall

A fitted mat, wood effect flooring, an understairs storage cupboard, one radiator and a further storage cupboard.

Cloakroom

Wood effect flooring, one radiator, extractor fan, low level WC and wash hand basin.

Snug/Study

Carpet flooring, one radiator, double glazed window to the front and double doors to the kitchen/diner.

Kitchen/Diner

Stylish kitchen with wood effect flooring, one radiator, double glazed window to the rear, eye and base level units in midnight blue with solid oak worktop surfaces, tiled splashback, a Rangemaster gas oven and hob, a fitted extractor hood, oak shelving, a ceramic sink with oak drainer, a wall mounted boiler, an integrated fridge/freezer, bin store, dishwasher and washing machine.

Sun Room

Large sun room with a pitched roof, wood effect flooring, under floor heating, French doors to the garden and double glazed windows to the rear and side.

First Floor Landing

Carpet flooring, one radiator and spotlights.

Lounge

Carpet flooring, a gas fireplace, TV point, two double glazed windows to the front and two radiators.

Bedroom Three

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

Bathroom

Four piece bathroom with tiled effect flooring, heated towel rail, double glazed window to the rear, low level WC, wash hand basin, a bath with shower attachment, shaver point and a shower with glass enclosure.

Second Floor Landing

Carpet flooring and a storage cupboard.

Master Bedroom

Carpet flooring, two radiators, TV point, a built in wardrobe, two double glazed windows to the front and a door to the en suite.

En Suite

Tiled effect flooring, heated towel rail, shaver point, wash hand basin, low level WC, a shower with glass enclosure and spotlights.

Bedroom Two

Carpet flooring, one radiator, double glazed window to the rear and a door to the en suite.

En Suite

Tiled effect flooring, heated towel rail, low level WC, wand basin, spotlights, a shower with glass enclosure and extractor fan.

Bedroom Four

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

Outside:

Front Garden

A path leading to the front door, stoned areas and hedging.

Rear Garden

Beautiful, large rear garden with a patio seating area, a grassed area, a stoned area, flower beds, shrubs, trees, stepping stones leading to the rear of the garden, a rear access and fully enclosed border.

Garage

An up and over door and power.

Parking

One parking space in front of the garage to the rear and ample on street parking is available.



Total floor area 165.0 m² (1,776 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
St. Marys Road,
Ipswich

- Four good-size bedrooms
- Stunning, recently fitted kitchen/diner
- Ground floor cloakroom, two en suite & separate bathroom
- Large rear garden
- Garage & off street parking

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

£425,000



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Property Ref:
IPS121493 - 0003

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