



Alston Road, Ipswich, IP3 8EU

welcome to

Alston Road, Ipswich

A spacious and well-presented three-bedroom, semi-detached home, offering generous accommodation including a modern kitchen, open-plan lounge/diner and an unusually large ground floor bathroom.

Entrance Hall

A welcoming hallway with wooden flooring, radiator, understairs storage space and sliding doors providing access to the kitchen.

Lounge/Diner

A beautiful and spacious, open-plan reception room, flooded with natural light from double glazed windows to the front and patio doors opening directly onto the rear garden. Features include carpet flooring, two radiators, TV point and a fireplace, with ample space for both sitting and dining areas.

Kitchen

A stylish modern kitchen with a range of green eye and base level units with black stone effect worktop surfaces, a sink plus drainer with chrome mixer tap, an integrated double oven with electric hob and extractor hood, an integrated fridge/freezer, space for washing machine and dishwasher, spotlights, radiator, tiled flooring, double glazed window to the side and a door providing direct access to the garden.

Ground Floor Bathroom

An exceptionally spacious bathroom with a corner bath and overhead shower, low level WC, a suspended vanity unit with wash hand basin, fully tiled walls and flooring, double glazed window to the side, spotlights, chrome heated towel rail, extractor fan and mirror.

First Floor Landing

Carpet flooring and a loft hatch.

Master Bedroom

A generously proportioned, double bedroom with two double-glazed windows to the front, carpet flooring, radiator and TV point.

Bedroom Two

Another good-sized double bedroom with a double glazed window overlooking the rear garden, carpet flooring, radiator and a feature, partially wall papered wall.

Bedroom Three

A further well-proportioned bedroom with double glazed window to the rear, carpet flooring, radiator and an airing cupboard housing the boiler.

First Floor Cloakroom

Low level WC, wash hand basin, grey wood effect flooring and the fuse box.

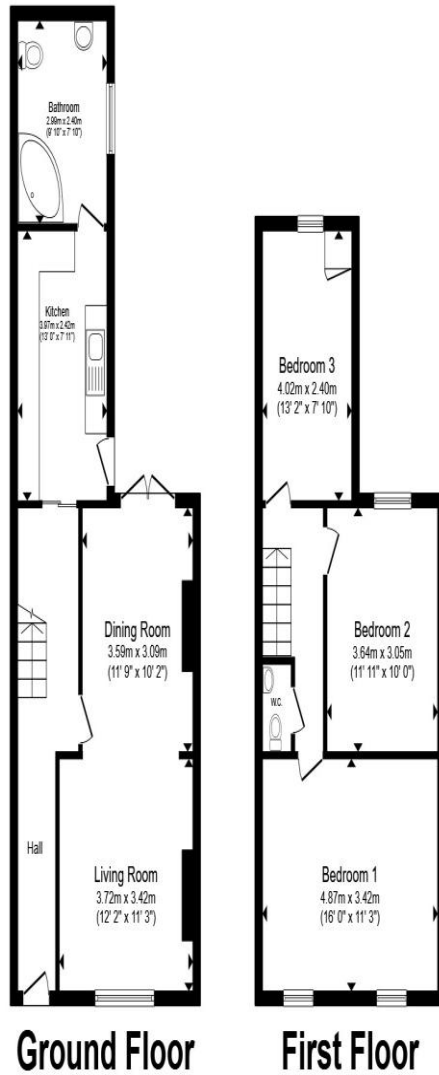
Outside:

Front Garden

A block paved frontage, with side access leading through to the rear garden.

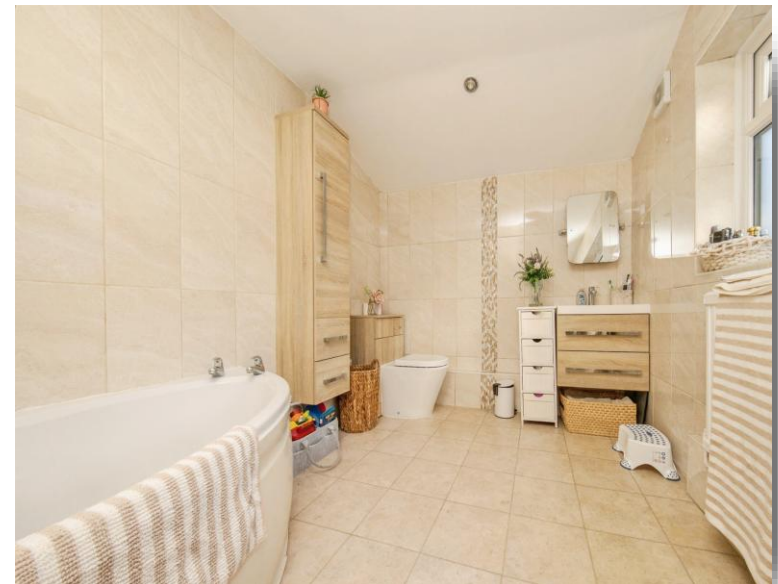
Rear Garden

A real highlight of the property is the large, private and un-overlooked rear garden, which is fully enclosed and benefits from side access, a block paved seating area, with a further curved patio situated behind the property, providing an ideal spot for enjoying the afternoon sun. The garden continues to a substantial lawned area and sheds, cherry and pear trees, an outside tap, exterior lighting, picket fencing, approximately three-quarters of the way down the garden, a further hedge and grassed area and a partially walled boundary.



Total floor area 97.5 m² (1,049 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
Alston Road,
Ipswich

- Three generous, double bedrooms
- Spacious open-plan lounge/diner
- Modern fitted kitchen
- Large ground floor family bathroom & 1st floor cloakroom
- Large, un-overlooked rear garden

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

offers in excess of
£250,000



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Property Ref:
IPS121976 - 0002

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