



Eustace Road, Ipswich, IP1 5BT

welcome to

Eustace Road, Ipswich

This well-presented, semi-detached home benefits from three good-sized bedrooms, a large lounge/diner with fitted wood burner, a ground floor cloakroom, a modern 1st floor shower room, a garage and ample off street parking. COMPLETE ONWARD CHAIN!!

Entrance Hall

Carpet flooring, a composite front door, floor to ceiling, frosted windows to the front and a coffee station with oak worktop and storage.

Cloakroom

Low level WC, wash hand basin, hard tiled, oak effect flooring and double glazed window to the side.

Lounge/Diner

Double glazed window to the front, a further window to the rear, TV point, wall hung lights, two radiators, carpet flooring and a fitted wood burner with stone base and surround.

Kitchen

Double glazed window to the rear, a glazed door to the conservatory, eye and base level units in high gloss grey with oak worktop surfaces, a black sink with chrome mixer tap, an integrated oven with gas hob and extractor hood, hard tiled oak effect flooring and space for a fridge/freezer.

Conservatory

Double glazed windows to the side and a glazed door to the garden, power, carpet flooring and a storage cupboard.

First Floor Landing

Double glazed window to the side, loft hatch and carpet flooring.

Master Bedroom

Double glazed window to the front with fitted shutters, carpet flooring and one radiator.

Bedroom Two

Double glazed window to the rear, carpet flooring, a full wall of fitted, sliding wardrobes and one radiator.

Bedroom Three

Double glazed window to the rear, carpet flooring, fitted overhead storage units and one radiator.

Shower Room

Contemporary shower room with fully tiled walls, a walk in shower with jetted shower and shower attachment, tiled flooring, extractor fan, grey heated towel rail, low level WC, vanity sink and double glazed window to the front.

Outside:

Front Garden

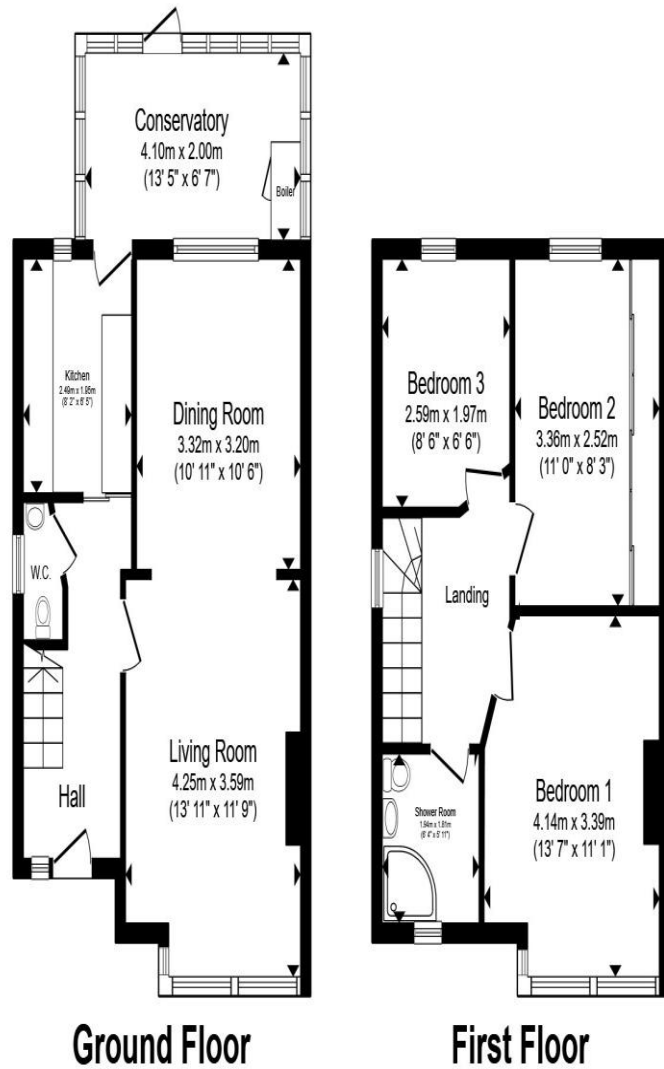
A stoned driveway with hard standing, cast iron double gates leading to a block paved driveway to the side and the rear garden.

Rear Garden

Landscaped rear garden with a block paved seating area, a mature tree, a grassed area, a pathway leading to the rear of the garden, a canopy seating area with a paved seating area under and power, two sheds, a log store to the rear, fully enclosed borders, access to the garage, an outside tap, light and power point, cast iron double gates and a block paved driveway to the side.

Garage

Situated in the rear garden with an up and over door, light, power and a fuse box.



Total floor area 91.0 m² (979 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



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Eustace Road,
Ipswich

- Complete onward chain
- Three good-sized bedrooms
- Ground floor cloakroom & modern 1st floor shower room
- Large lounge/diner with fitted wood burner
- Garage & ample off street parking

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

£280,000



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