



Charlottes, Washbrook, Ipswich, IP8 3HZ

welcome to

Charlottes, Washbrook, Ipswich

This well-presented detached home benefits from three good-size bedrooms, a large, light filled lounge, a modern fitted kitchen, a ground floor cloakroom, a first floor bathroom with seperate WC, a garage, off street parking and a beautiful, landscaped rear garden.



Entrance Hall

10' 5" x 5' 6" (3.17m x 1.68m)

Wood effect flooring, one radiator, an understairs storage cupboard and a full height, frosted double glazed window and a door to the side.

Lounge

18' 3" x 12' 1" (5.56m x 3.68m)

Large double glazed window to the front with fitted blind, a further double glazed window to the side with fitted blind, carpet flooring, one radiator, TV point, wall hung lights and a gas fire with stone base, stone surround and mahogany mantel.

Dining Room/Conservatory

19' 6" x 10' 2" max (5.94m x 3.10m max)

Double glazed bay window to the rear, French doors leading to the garden, a door leading to the utility, carpet flooring and two radiators.

Utility

6' 4" x 4' 6" (1.93m x 1.37m)

A fitted work top, space for a washing machine and fridge/freezer, extractor fan, tiled flooring, double glazed window to the rear and a door leading to the cloakroom.

Cloakroom

6' 7" x 3' (2.01m x 0.91m)

Low level WC, pedestal wash hand basin, an electric radiator, extractor fan and tiled flooring.

Kitchen

13' 2" x 8' 4" (4.01m x 2.54m)

Modern kitchen with a range of eye and base level handle less units in high gloss grey with marble effect worktop surfaces, tiled splashback throughout, a grey one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with gas hob and extractor hood, an integrated fridge, freezer and dishwasher, pan draws, wood effect flooring, a door to the garden and double glazed window to the rear.

First Floor Landing

Carpet flooring, double glazed window to the side, an airing cupboard housing the boiler and an additional storage cupboard.

Master Bedroom

12' 3" x 12' max (3.73m x 3.66m max)

Double glazed window to the front, carpet flooring, one radiator, a loft hatch and a full wall of fitted wardrobes with chests of drawers.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Double glazed window to rear, wood effect flooring, one radiator, fitted wardrobes and an additional built in wardrobe.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)

Double glazed window to side, wood effect flooring, one radiator and a double fitted wardrobe.

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)

Double glazed window to the rear, vanity sink, a bath with shower attachment, fully tiled walls and one radiator.

Cloakroom

5' 8" x 2' 7" (1.73m x 0.79m)

Low level WC, tiled flooring and double glazed window to the side.

Outside:

Front Garden

A block paved driveway with parking for multiple vehicles.

Rear Garden

Beautiful, well-maintained rear garden with a large raised decking area off the conservatory, a side access gate, a hard standing pathway to the side leading to the rear of the garden, a lawned area, fully stocked borders, raised flower beds, hedging a shed to the rear, multiple seating areas and an outside tap and light. This garden is the perfect sunny garden, ideal for entertaining!

Garage

9' 8" x 8' 7" (2.95m x 2.62m)

An up and over door, power, light, gas and electric meters.



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Charlottes, Washbrook, Ipswich

- Three good-size bedrooms
- Large, light filled lounge
- Modern fitted kitchen
- Ground floor cloakroom
- First floor bathroom with seperate WC

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

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119722 - 0005

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