



Goring Road, Ipswich, IP4 5LP

welcome to

Goring Road, Ipswich

Stunning, extended, semi-detached home featuring an impressive kitchen/diner, herringbone engineered oak flooring, bay windows, cloakroom, off-street parking and rear garden. Ideally located in a popular schooling area, this three bedroom property has much to offer for growing families.

Entrance Hall

- *Stunning entrance hall
- *Composite front door & floor to ceiling, frosted window to front
- *Vertical, wall hung radiator
- *Opening to kitchen
- *Herringbone, engineered oak flooring

Cloakroom

- *Low level WC
- *Wash hand basin
- *Extractor fan
- *Double glazed window to side
- *Herringbone, engineered oak flooring

Lounge

- *Cosy, bay fronted lounge
- *Engineered oak flooring
- *Radiator
- *Bespoke cabinets with lighting
- *Chimney breast with oak mantle and alcove
- *TV Point

Kitchen/Diner/Family Room

- *This stunning, open plan space is the heart of the home
- *Designed with families in mind
- *Large, double glazed, sliding doors to rear
- *Velux window
- *Herringbone, engineered oak flooring
- *Space for both a dining table set up and a sofa set up
- *Eye and base level units in matte navy with oak worktops
- *Large breakfast bar with storage
- *Inset, one and half bowl sink plus drainer and mixer tap
- *Two, vertical wall hung radiators
- *Spotlights
- *Integrated double oven with hob and extractor hood
- *Integrated dishwasher and wine cooler
- *Space for a stacked washing machine and dishwasher
- *Space for American fridge/freezer
- *Additional storage

Landing

- *Loft hatch
- *Carpet
- *Double glazed window to side

Master Bedroom

- *Double glazed bay window to front
- *Polished, original floorboards
- *Spotlights
- *Radiator

Bedroom Two

- *Double glazed window to rear
- *Oak effect flooring
- *Radiator
- *Spotlights

Bedroom Three

- *Oak effect flooring
- *Double glazed window to rear
- *Radiator

Bathroom

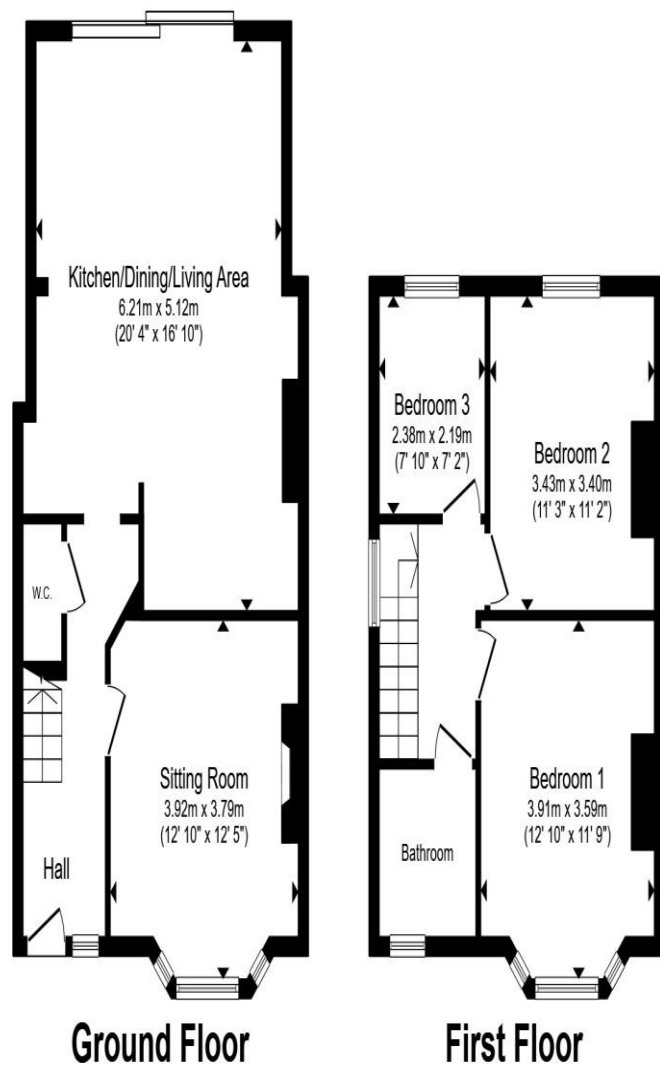
- *Modern bathroom
- *Enclosed WC
- *Matching vanity sink
- *Bath with overhead shower and shower attachment with foldable glass screen
- *Tiled flooring and part tiled walls
- *Extractor fan
- *Spotlights
- *Radiator
- *Double glazed window to the front

To The Front

- *Front garden
- *Hedging
- *Block paved driveway with space for two cars
- *Walled side access with gate to rear garden

To The Rear

- *Generous rear garden
- *Beautifully presented and south east facing
- *Large patio seating area
- *Large side access walk way
- *Outside tap and light
- *Grassed area
- *Patio to rear with shed
- *Raised flower beds
- *Fully enclosed borders



Total floor area 94.9 m² (1,022 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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Ipswich

- THREE BEDROOMS
- LARGE REAR GARDEN
- STUNNING OPEN PLAN KITCHEN/DINER
- BAY FRONTED
- CLOAKROOM & BATHROOM

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

offers in excess of
£335,000



view this property online williamhbrown.co.uk/Property/IPW104265



Property Ref:
IPW104265 - 0008

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