

33 Brookfield Road, Ipswich, IP1 4EN



Freehold

Offers in excess of

£325,000

Subject to contract

Parking and garage

3 bedrooms
Sitting room, dining/family room
Extended kitchen



Offering excellent access to the A14 is this semi-detached house with double storey extension that is well presented throughout

Some details

General information

Situated to the west side of the town offering excellent access to the A14 trunk road is this extended three bedroom semi-detached property. Along with an extended 16'11" third bedroom there are two reception rooms, an extended kitchen, double glazed windows, gas central heating, parking and a garage.

The reception hall which has a wood-effect floor, stairs to the first floor and understairs cupboard. To the front is the sitting room which has a bay window and a fitted gas fire with feature surround. To the rear of the hall is the dining area which has a wood-effect floor and feature fireplace. Adjacent to this is a family area which has bi-fold doors opening to the rear garden, a velux window and wood-effect floor. The kitchen is well-equipped with a range of contemporary base units, wall cupboards work tops and drawers. There is space for a range style cooker with extractor hood over, a personal door to the garage, a door to the rear garden and two velux windows. There is also a cloakroom comprising a basin and WC.

The landing provides access to all three bedrooms and the family bathroom. Bedroom one is located to the front and has a bay window, feature fireplace and a range of built-in bedroom furniture. Bedroom two is located to the rear and also has a feature fireplace and the extended third bedroom has windows to the rear and side along with a built-in cupboard.

Reception hall

17' 3" x 5' 9" (5.26m x 1.75m)

Cloakroom

Sitting room

13' 6" into bay x 11' 8" (4.11m x 3.56m)

Dining area

10' 11" x 10' 6" (3.33m x 3.2m)

Family area

9' 2" x 7' 11" (2.79m x 2.41m)

Kitchen

11' 11" x 11' 10" (3.63m x 3.61m)

Garage

16' x 8' 10" (4.88m x 2.69m)

Landing

Bedroom one

13' 6" into bay x 10' 4" (4.11m x 3.15m)

Bedroom two

10' 11" x 10' 5" (3.33m x 3.18m)

Bedroom three

16' 11" x 6' 8" (5.16m x 2.03m)

Bathroom

6' 6" x 6' (1.98m x 1.83m)

Outside

The property is recessed from the road by a front garden which is in part laid to lawn with flower beds and shrubs. The remainder is laid to brick pavers to provide parking and there is a single garage which has an up/over door along with light and power connected.

The rear garden is laid predominantly to lawn with a range of trees, flower beds, shrubs and a patio area.

Location

Brookfield Road is situated on the north-west side of the town, providing excellent access to a range of schools, local amenities and facilities. The A14 trunk road is also within easy reach.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - SDG

Directions

Leaving Ipswich in a north-westerly direction along St. Matthew's Street and continue up on to the Norwich Road. At the double mini roundabouts with Chevallier Street and Valley Road proceed straight over onto the continuation of Norwich Road. Upon passing the Tesco Express and Nissan Garage on the left take the third left into Springfield Lane and then a right into Brookfield Road. Follow the road around where the property can then be found on the left hand side.

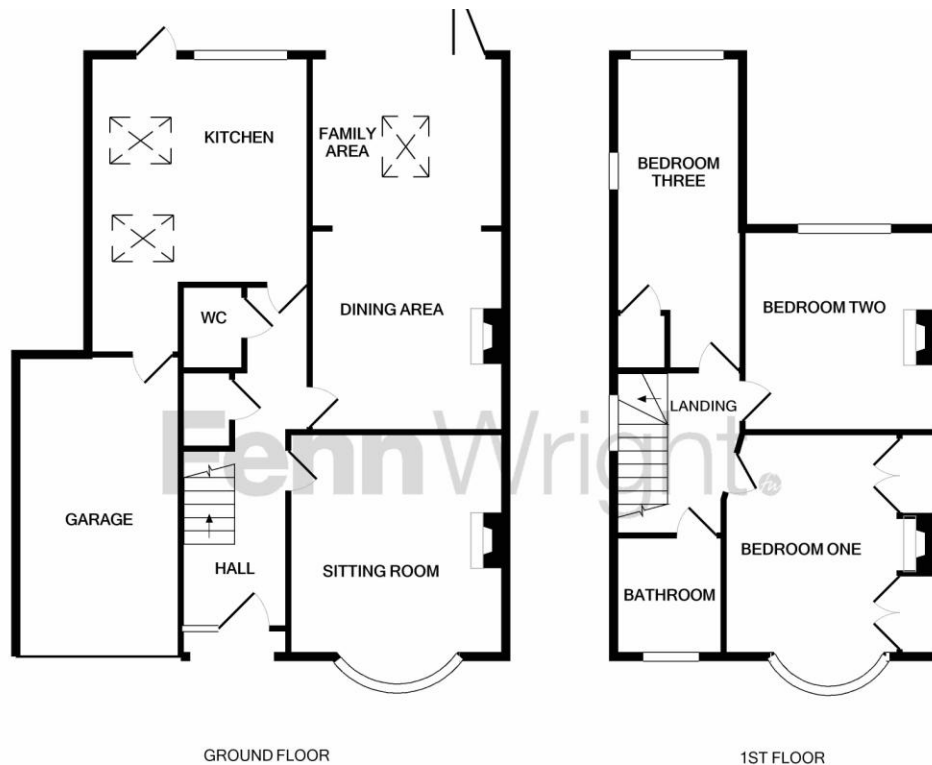
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

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