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22 Ancaster Road, Ipswich, Suffolk  
IP2 9AJ



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Situated just 0.3 miles from Ipswich mainline railway station is this four double bedroom executive detached house which is set behind electric gates with just two other properties.

The property has been modernised throughout by the existing vendors and now incorporates en-suite facilities to three of the four bedrooms, a stunning open-plan kitchen/dining room which has been featured in the Suffolk Magazine, a home studio in the rear garden and a double garage with electric doors.

- Four double bedroom detached house
- Gated development with just two other properties
- Stunning kitchen/dining room with integrated appliances
- En-suites to three of the four bedrooms
- Landscaped rear garden
- 23ft10" x 10ft home studio
- Parking and double garage with electric roller doors

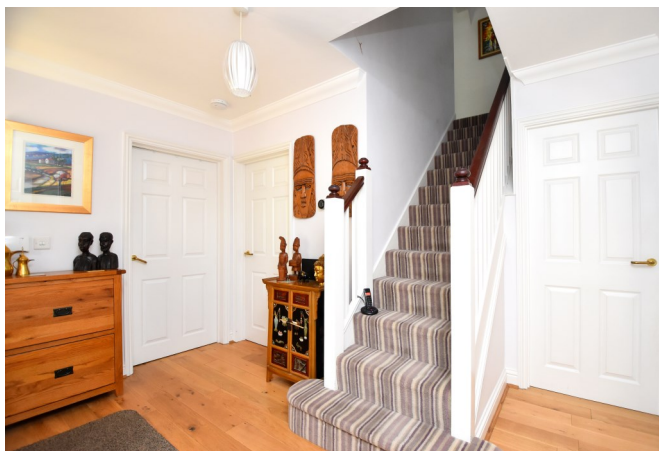


The reception hall has an oak wood floor and stairs to the first floor. To the rear is the sitting room which has a triple aspect outlook with French doors onto the rear garden, a feature fireplace and an understairs storage cupboard. From here double doors lead into the family room which has a bay window to the front and oak wood floor.

To the rear of the property is the impressive open-plan kitchen/dining room which has previously been featured in the Suffolk Magazine. The kitchen is equipped with an extensive range of base units, wall cupboards, granite worktops and drawers. Integrated appliances include a dishwasher, fridge, separate freezer, electric oven/microwave, plate warmer and induction hob. There is a Karndean floor, French doors onto the rear garden and an additional door to the side. Adjacent to this is the utility room which has a further range of base units, granite work tops, wall cupboard and a Karndean floor. There is also a study with window to the front and oak wood floor. The cloakroom comprises a WC, basin and built-in storage.

The landing provides access to all four double bedrooms and the family bathroom. The main bedroom has a window to the rear and built-in slide-ropes. Adjacent to this is a modern en-suite comprising a double shower, his and her basin units, bidet, underfloor heating, WC and a touch light mirror.

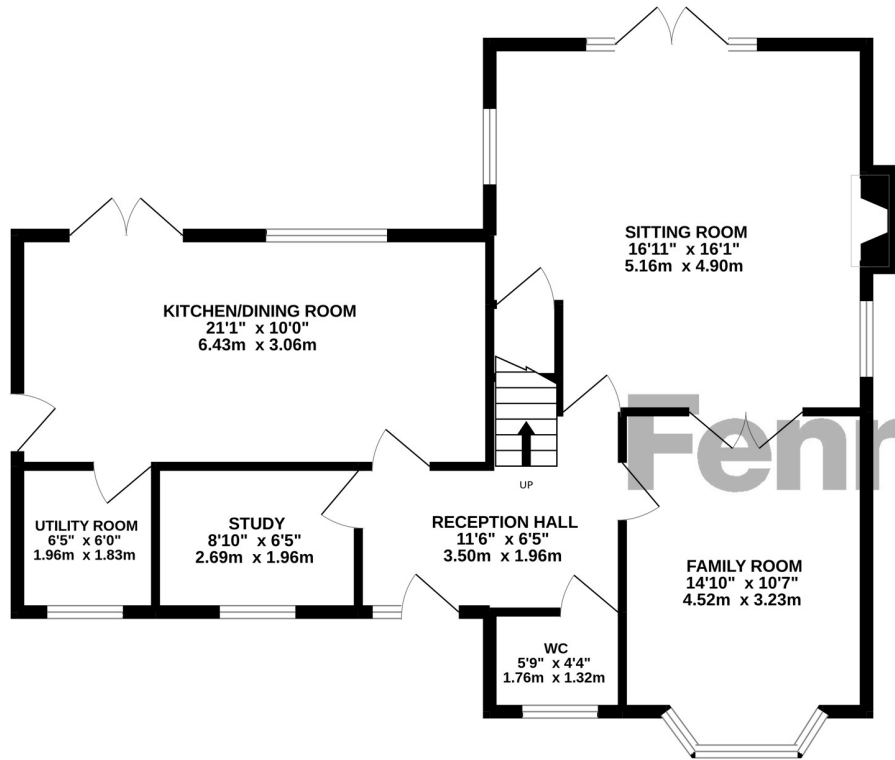
Bedroom two is also an impressive double room with a dual aspect outlook to the front and side, wall-to-wall built-in wardrobes and an en-suite comprising a shower, basin and WC. Bedroom three overlooks the rear garden and also has an en-suite shower room. Bedroom four, also a double room, is located to the front. The refitted family bathroom comprises a bath, basin and WC.



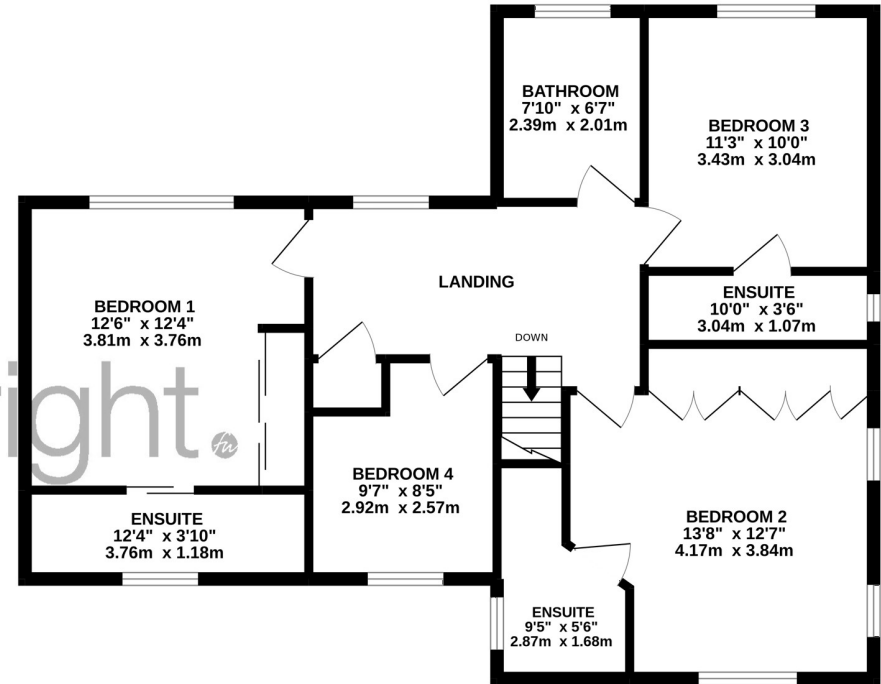




GROUND FLOOR



1ST FLOOR



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## Outside

The property is recessed from the main Ancaster Road by private driveway which is accessed via electronic gates which serve just this and two other properties. To the front of the property there is a private wooded area which is exclusively for the use of residents of these three properties with its maintenance being kept by the £50 per month service charge. To the side there is a double width driveway providing parking for a number of vehicles. This leads to a detached double garage which has two electronic roller doors to the front elevation, personal door to the side, light and power connected and eaves storage. The garage measures 18'3 x 17'9.

To the rear of the property there is a beautifully landscaped rear garden which has special rustic riven paving throughout. A particular feature of the rear garden is the modern home studio which measures approximately 23'10 x 10'. The studio has double glazed bi-fold doors opening onto a decking area, window and a velux window along with a vaulted ceiling with feature oak beam. The garden is sub-divided into a number of different areas which area laid to both patio and lawn. There is an extensive range of trees, flower beds and shrubs.

## Location

The property is situated on the south side of the town within 0.3 miles of Ipswich Mainline Railway Station which offers a frequent service to London's Liverpool Street, Cambridge and Norwich. Ipswich town centre and vibrant waterfront, which offers an extensive range of bars and restaurants, is also located within easy travel distance as are the A12 and A14 trunk roads. In

addition to the state schools the highly-regarded Ipswich School and St. Joseph's College are also located within reasonable proximity.

## Directions

Leaving Ipswich town centre in a south-westerly direction along Princes Street and at the traffic lights with Ipswich Mainline Railway Station directly in front of you bear right. From here take the first left into Ancaster Road passing under the railway viaduct and proceed straight over into the private part of Ancaster Road and the property can be found on the right hand side set behind private gates with just two other properties, it is the middle of the three.

## Important Information

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

Tenure - Freehold

Council Tax Band - F

EPC rating - tbc

Our ref- SDG

## Agents Note

There is a service charge of £50 per calendar month which pays for the upkeep of the electronic gates and communal wood area.

There are solar panels at the property which contribute towards electricity costs for the property.





Ipswich  
01473 232700  
ipswich@fennwright.co.uk

fennwright.co.uk