

Castle Road | Ipswich | IP1 5DZ

Asking Price £285,000 Freehold

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estate agents

# Castle Road, Ipswich, IP1 5DZ

A beautiful extended 3/4 bedroom double bay semi-detached family home located to the North West of Ipswich just off Norwich Road within walking distance to bus services and schools. Arranged over two floors the property comprises: storm porch, entry hall, ground floor cloakroom, office/4th bedroom, lounge diner, modern fitted kitchen/dining with integrated appliances, stairs leading to 3 bedrooms and family bathroom. The property further benefits from double glazing throughout, gas central heating, off road parking for 2 cars and enclosed rear garden with elevated decking backing onto allotments. Early inspection is recommended.



## STORM PORCH

Double glazed door with matching half glazed casement to entrance hall.

## ENTRY HALL

Tiled flooring, radiator with cover, stairs to first floor, storage under stairs, door into cloakroom, office/4th bedroom and dining room.

## CLOAKROOM

Comprising low level WC, wash hand basin, tiled flooring.

## OFFICE/ 4TH BEDROOM

8' 3" x 7' 2" (2.51m x 2.18m) Carpeted flooring, double glazed window to side aspect, wall mounted gas boiler fired combination boiler.



## LOUNGE AREA

13' 6" into bay x 11' 7" (4.11m x 3.53m) Carpeted flooring, double glazed bay window to front aspect, radiator, fire place, opening through to dining area.

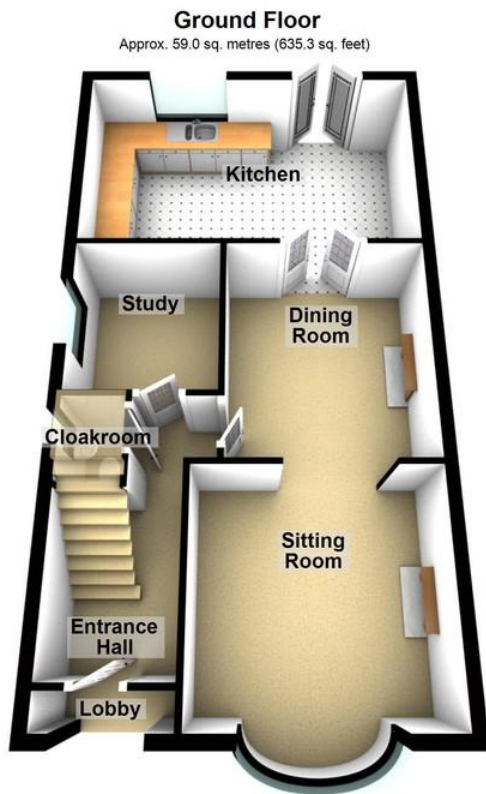
## DINING AREA

11' 9" x 10' 2" (3.58m x 3.1m) Carpeted flooring, fireplace, radiator, door through to kitchen/dining.

## KITEN/ DINING

17' 5" x 10' 9" (5.31m x 3.28m) Comprising contemporary cream gloss eye level and matching base units with washed wood effect work tops, integrated appliances





including full size fridge & freezer, dish washer, induction 4 ring hob with extractor over, eye level oven and grill, inset sink with separate drainer swan neck mixer tap, plumbing for washing machine, laminate flooring, radiator, window and double glazed French doors leading to outside deck entertaining area.

### STAIRS

Carpeted stairs and landing, double glazed window to side aspect, loft hatch, doors to bedrooms and bathroom.

### BEDROOM 1

13' 7" into bay x 9' (4.14m x 2.74m) Double glazed bay fronted window, 2 and 4 door built in wardrobe, radiator.

### BEDROOM 2

11' 9" x 10' 9" (3.58m x 3.28m) Carpeted flooring, double glazed window to rear aspect with views over rear garden and allotments, built in wardrobe.

### BEDROOM 3

6' 9" x 6' 7" (2.06m x 2.01m) Double glazed window to front aspect, radiator.

### BATHROOM

8' 4" x 6' 6" (2.54m x 1.98m) Comprises low level WC, wash hand basin and bath with shower over (off the

mains) floor to ceiling tiled walls, tiled flooring, double glazed windows to rear and side aspect, chrome heated towel rail.

### OUTSIDE

Hard standing off road parking for 2 cars, side pedestrian access leading to South facing rear garden which benefits from deck area for entertaining, with steps down to lawn area, flower & shrub borders, timber garden shed, garden backs on to allotments and enclosed by fencing.

### COUNCIL

Ipswich Borough Council  
Council tax band (B) £1,610.63

### NEAREST SCHOOLS

Whitehouse infant and junior school & Westbourne Academy.

### SERVICES

We understand all mains services are connected.

Castle Road  
IPSWICH  
IP1 5DZ

Energy rating

C

Valid until:

6 March 2023

Certificate  
number:

0538-5041-7287-0457-9970



**VIEWING STRICTLY BY APPOINTMENT  
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