

80 Alan Road, Ipswich, IP3 8EY



**Freehold**

Offers In Excess Of

**£300,000**

Subject to contract

**Extended property**

3 bedrooms  
2 reception rooms  
Bathroom and en-suite



Situated to the East side of the town is this extended property that has a kitchen/dining room and en-suite bathroom.



# Some details

## General information

Situated to the east side of the town within the popular Copleston High School area is this individual extended three bedroom end terrace property. Along with parking the property has a contemporary open-plan kitchen/dining room with granite work tops, an en-suite bathroom to the main bedroom and a useful basement which has a 6'4" ceiling height. There is also double glazed windows, gas central heating (not tested) and a landscaped rear garden with decking area.

The reception hall has a velux window and leads into the dining area. The sitting room is located to the front and has a dual aspect outlook with feature fireplace. The kitchen/dining room has tiled flooring with underfloor heating and the dining area has stairs to both the first floor and to the basement and opens into the kitchen area. The kitchen is well equipped with an extensive range of base units, wall cupboards, granite work tops and drawers, there is a breakfast bar, integrated dishwasher, five-ring gas hob, double oven and extractor hood. There is also a range of feature lighting and French doors onto the rear garden, window to the side and velux window. Adjacent to the kitchen is a utility room which has a window to the side and further door to the rear garden, base units and worktop. There is also a shower room which comprises a shower, basin and WC.

The landing provides access to all three bedrooms. The main bedroom is located to the rear, has a walk-in wardrobe and additional built-in cupboard. Adjacent to this is a stylish en-suite bathroom which comprises a bath, separate shower cubicle, WC and basin. Bedroom two is also a double bedroom and is located to the front as is bedroom three which has a window to the side.

Accessed via the dining room is also a useful basement which has a 6'4" ceiling height and radiator.

## Reception hall

5' 8" x 4' 8" (1.73m x 1.42m)

## Sitting room

14' 10" x 13' 11" (4.52m x 4.24m)

## Dining area

14' 10" x 10' 11" (4.52m x 3.33m)

## Kitchen area

14' 10" x 8' 3" (4.52m x 2.51m)

## Utility room

7' 5" x 6' 9" (2.26m x 2.06m)

## Shower room

6' 9" x 3' 10" (2.06m x 1.17m)

## Landing

## Bedroom one

11' 10" x 11' 1" (3.61m x 3.38m)

## Ensuite

8' 10" x 7' 11" (2.69m x 2.41m)

## Bedroom two

10' 8" x 8' 5" (3.25m x 2.57m)

## Bedroom three

10' 8" x 6' 3" (3.25m x 1.91m)

## Outside

The property is situated on a corner plot and the front garden is laid predominantly to hard standing providing parking for two or three vehicles.

The property also has a unique feature curved wall with lighting.

To the rear of the property there is a hard landscaped garden which is predominantly laid to patio with two decking areas and a range of flower beds and shrubs. There is a pergola and summerhouse.

## Location

The property is situated to the east side of the town within the desirable Copleston High School area. Both Holywells and Alexandra Parks are located within easy reach as are a range of local amenities and shops. Ipswich town centre and the vibrant Waterfront area are 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 town centre in an easterly direction along Crown Street proceed up onto Woodbridge Road. From here bear right into Argyle Street and at the next set of traffic lights turn left onto St. Helen's Street. Proceed along until reaching the traffic lights and from here turn right into Grove Lane following this up the hill passing Alexandra Park on the right. This will then become Foxhall Road and proceed along taking a right turn into Alan Road where the property can be found on the left hand side immediately after the turning for Rosehill Road.

## 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

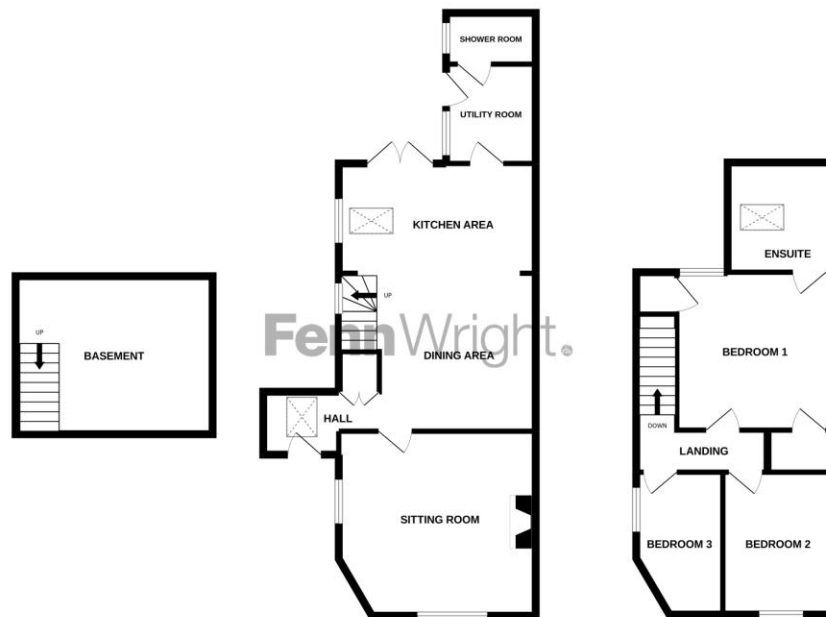
To make an appointment to view this property please call us on 01473 232 700



BASEMENT

GROUND FLOOR

1ST FLOOR



To find out more or book a viewing

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