

11 Hatfield Road, Ipswich, IP3 9AF



Freehold

Guide Price

£375,000

Subject to contract

100ft rear garden

4 bedrooms
2 reception rooms
Open-plan kitchen/dining room



Situated to the east side of Ipswich is this Victorian property with a 100ft east facing rear garden and off road parking

Some details

General information

Situated to the east side of the town, just off the Felixstowe Road, is this four bedroom semi-detached Victorian property with accommodation across three floors. Along with double glazed sash windows there is gas central heating (not tested) and parking. There is a contemporary open-plan kitchen/dining room with range-style cooker and 100ft east facing garden.

The reception hall has a tiled floor, stairs to the first floor and an understair cupboard. The sitting room is located to the front and has a bay window, feature fireplace with surround and a wooden floor. There is also a separate family room which has French doors onto the rear garden and a porcelain tiled floor. To the rear of the hall is the open-plan kitchen/dining room which has French doors and a window to the side. The kitchen area is equipped with an extensive range of base units, wall cupboards, granite work tops and drawers. There is a range-style cooker with extractor hood over, integrated fridge and dishwasher. Beyond this there is a utility room and a cloakroom which comprises a WC and basin.

The first floor landing has stairs to the second floor and provides access to three of the four bedrooms and the family bathroom. The main bedroom is located to the front and is an impressive size spanning the width of the property. There are two windows and a feature fireplace with surround. Bedroom two is a good size double room with a window overlooking the rear garden and bedroom four has a window to the side. The family bathroom comprises a bath, basin and WC.

To the second floor is the third bedroom which has a double glazed window to the front and is a good size double room.

Reception hall

23' 1" x 5' 6" (7.04m x 1.68m)

Sitting room

16' 3" into bay x 12' 11" (4.95m x 3.94m)

Family room

12' 11" x 11' 9" (3.94m x 3.58m)

Kitchen/dining room

18' 4" x 10' 9" (5.59m x 3.28m)

Utility room

Cloakroom

Landing

Bedroom one

17' 3" x 13' 1" (5.26m x 3.99m)

Bedroom two

12' 11" x 11' 9" (3.94m x 3.58m)

Bedroom four

10' 9" x 7' 11" (3.28m x 2.41m)

Bathroom

10' 11" x 7' (3.33m x 2.13m)

Second floor

Bedroom three

17' 2" x 12' 9" (5.23m x 3.89m)

Outside

To the front of the property there is a garden which is laid predominantly to hard standing providing parking.

To the rear of the property there is a garden which measures approximately 100ft in length and is east facing. The garden is predominantly laid to lawn with a patio area and a range of flower beds and shrubs along with a shed.

Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - E

Our ref - SDG

Directions

Leaving Ipswich in an easterly direction along Crown Street proceed up onto the Woodbridge Road. Follow the road to the right into Argyle Street and at the next traffic lights proceed straight over onto Grimwade Street. Getting into the left hand lane and follow the road round onto Fore Street and up onto Fore Hamlet, this will then become Felixstowe Road. Continue along until reaching the traffic lights for Derby Road with Aldi and the Co-op on the left, bear right into Hatfield Road where the property can then be found a short distance down on the left identified by a Fenn Wright board.

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



GROUND FLOOR

1ST FLOOR

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To find out more or book a viewing

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