

23 Copleston Road, Ipswich, IP4 5HB



Freehold

Guide Price

£275,000

Subject to contract

60ft rear garden

3 bedrooms
Sitting/dining room
Bathroom and shower room



Situated on the eastern side of Ipswich is this extended end terrace which has double glazing, parking and a 60ft garden.

Some details

General information

Situated on the eastern side of Ipswich and lying within a short walk of Copleston and Britannia Schools is this three bedroom end terrace which has been extended to the rear. It has two reception areas, a modern kitchen with integrated appliances, bathroom and shower room, double glazing, parking and a 60ft. garden.

The entrance porch has twin double glazed doors to the front and part glazed door to the reception hall which has stairs to the first floor with storage space below, laminate flooring and door off. The sitting/dining room has a bay window to the front, laminate flooring, a wood burner in the sitting area (available by separate negotiation) and open archway to the dining area where there is built-in shelving and it opens into the kitchen. The kitchen has a vaulted ceiling with two velux windows to the rear and bi-fold doors overlooking the rear garden. There are a range of oak and coloured base and eye-level units, extensive quartz work tops, sink with contemporary mixer, brush steel double oven and extraction chimney, induction hob, plumbing for a washing machine and dishwasher. It has slate tiled flooring with underfloor heating. The ground floor shower room has window to the side, a tiled shower, basin and WC.

The landing has access to the loft and doors off. There are three bedrooms, two to the front and one to the rear. Bedroom one has a bay window to the front and cast iron fire. Bedroom two has two built-in wardrobes and laminate flooring. The bathroom has a window to the rear and a white suite of bath with shower over, basin with drawers below, WC, contemporary tiling and a heated chrome towel rail plus cupboard.

Reception hall

11' 9" x 5' 8" max (3.58m x 1.73m)

Sitting/dining room

23' 5" x 11' 6" (7.14m x 3.51m)

Kitchen

16' x 9' 8" (4.88m x 2.95m)

Shower room

7' 8" x 5' 8" (2.34m x 1.73m)

Landing

Bedroom one

12' 4" x 9' 10" (3.76m x 3m)

Bedroom two

10' 11" x 7' 10" (3.33m x 2.39m)

Bedroom three

7' 7" x 6' 11" (2.31m x 2.11m)

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

Outside

The front garden is laid to block paving which provides off road parking. There is side access to the rear garden which measures approximately 60ft in length and it has paved and blocked patio leading to a lawn area, beyond which is a timber workshop measuring approximately 15' x 8' 6 and adjacent is a covered entertainment area measuring approximately 11' 10 x 11' 10, both have power and light connected. The garden is enclosed by panel fencing

Location

Copleston Road lies on the eastern side of Ipswich at the end of which is Copleston School, which has excellent sports facilities and sixth form. It is also a short walk to Britannia Primary School and recreational parks, there is also a bus service to the town centre nearby if required together with local shops. The town centre has an excellent range of shopping facilities, restaurants, bars and Suffolk College is within easy striking distance as are the A12 and A14 commuter links

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 - C

Directions

Proceed south east of Ipswich around the one-way system, after passing Suffolk New College on the right hand side fork left onto Back Hamlet. At the crest of the hill turn right onto Foxhall Road, pass through the traffic lights then after passing Tesco Express on the left take the next turning on the left into Britannia Road then the second right into Copleston Road where the property will be found towards the far end on the left.

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

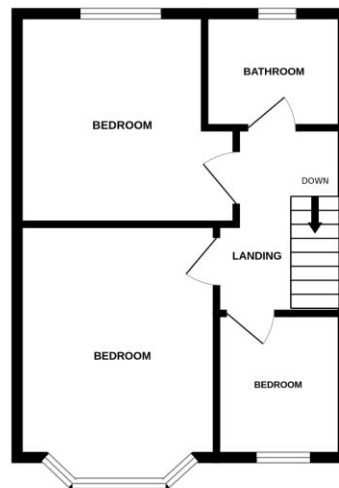
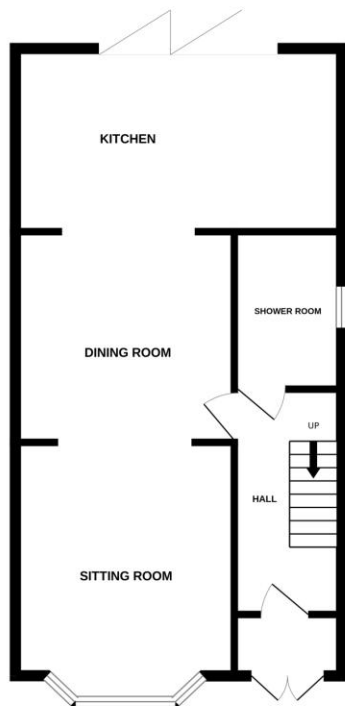
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