



Defoe Road | Ipswich | IP1 6RP

Price £400,000 Freehold

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estate agents

Defoe Road, Ipswich, IP1 6RP

NO ONWARD CHAIN - We are offering for sale an ideal opportunity to purchase this spacious 4 bedroom detached family home with double garage located to the outskirts of North West Ipswich close to local schools shops and bus service with some updating internally required. The property is arranged over two floors comprising enclosed storm porch, spacious entrance hall with Parquet flooring, spacious sitting room, separate dining room, kitchen, G/F cloakroom, stairs leading to 4 double bedrooms and family shower room. The property is double glazed throughout and gas centrally heated, don't miss out book your viewing NOW.



STORM PORCH

Enclosed storm porch with double glazed door with side panels, quarry tiled floor, double glazed door into entrance hall.

ENTRANCE HALL

10' 10" max x 9' max (3.3m x 2.74m) Parquet flooring, open tread staircase, storage under staircase, doors to lounge, kitchen and G/F cloakroom.

KITCHEN

12' 4" x 9' 11" (3.76m x 3.02m) Comprising matching eye level and base units with roll edge work tops, 4 ring gas hob with extractor over, eye level grill and oven, inset sink with mixer tap, plumbing for washing machine, space for under counter fridge, wall mounted Valliant gas boiler, vinyl floor covering, double glazed window to front aspect, double glazed door to side aspect.



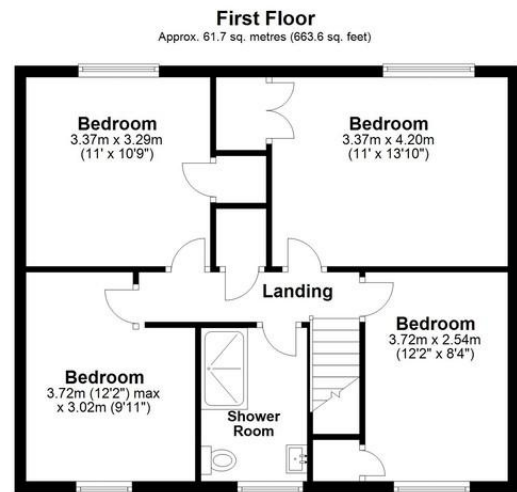
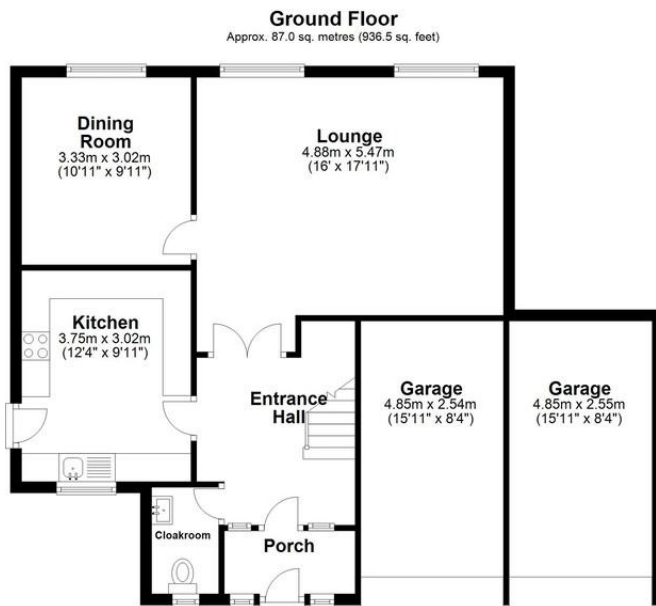
CLOAKROOM

Comprising low level WC and wash hand basin with cupboards under, chrome heated towel rail, floor to ceiling tiled walls, tiled floor.

LOUNGE

17' 11" x 16' (5.46m x 4.88m) Glazed doors into lounge carpeted flooring, 2 double glazed windows to rear aspect, 3 radiators, gas fire, door through to dining room.





Total area: approx. 148.7 sq. metres (1600.1 sq. feet)

DINING ROOM

10' 11" x 9' 11" (3.33m x 3.02m) Carpeted flooring, radiator, double glazed window to rear aspect.

STAIRS

Open tread staircase leading to carpeted landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and shower room.

BEDROOM 1

13' 10" x 11' (4.22m x 3.35m) Carpeted flooring, radiator, double glazed window to rear aspect, 2 door built in wardrobe.

BEDROOM 2

11' x 10' 9" (3.35m x 3.28m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM 3

12' 2" x 9' 11" (3.71m x 3.02m) Carpeted flooring, double glazed window to front aspect, radiator.

BEDROOM 4

12' 2" x 8' 4" (3.71m x 2.54m) Carpeted flooring, double glazed window to front aspect, radiator, storage cupboard over stairs.

SHOWER ROOM

8' 10" x 5' (2.69m x 1.52m) Comprising low level WC wash hand basin with cupboards under, walk in shower cubicle, chrome heated towel rail, floor to ceiling tiled walls, tiled flooring, double glazed window to front aspect, extractor fan.

GARAGE 1

15' 11" x 8' 4" (4.85m x 2.54m) Up & over roller door, power & lighting connected.

GARAGE 2

15' 11" x 8' 4" (4.85m x 2.54m) Up & over roller door, power & lighting connected.

OUTSIDE

Double driveway leading to double garage, lawn to front flower & shrub borders, side pedestrian gate to rear garden which is mainly laid to lawn well stocked borders with a variety of flowers and shrubs, garden shed all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (E) 2,633.51

NEAREST SCHOOLS

Either Dale hall or Castle Hill, Ormiston Endeavour Academy.

SERVICES

We understand all mains services are connected.

Defoe Road IPSWICH IP1 6RP	Energy rating C	Valid until: 3 May 2033
		Certificate number: 0370-2974-8250-2407-4681



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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