



**Grove Lane, Ipswich, IP4 1NR**

**welcome to**

## **Grove Lane, Ipswich**

This beautifully presented, detached home has been recently refurbished to a high standard and benefits from four bedrooms, a ground floor cloakroom, a 1st floor bathroom, an en suite, a separate dining room/bedroom five, off street parking to the rear and NO ONWARD CHAIN!

### **Entrance Hall**

Marble effect flooring, one radiator and spotlights.

### **Lounge**

Carpet flooring, two double glazed windows to the front, one radiator and TV point.

### **Dining Room/Bedroom Five**

Carpet flooring, two double glazed windows to the side, TV point and one radiator.

### **Kitchen**

Beautifully presented kitchen with marble effect tiled flooring, double glazed window to the side, French doors to the garden, one radiator, a storage cupboard with a window, a wall mounted boiler and spotlights, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, spotlights, eye and base level units in olive green with wood effect worktop surfaces, an integrated oven with induction hob and extractor hood, space for a washing machine and fridge/freezer.

### **Cloakroom**

Marble effect flooring, part tiled walls, chrome heated towel rail, double glazed window to the side, spotlights, low level WC and a corner vanity sink.

### **First Floor Landing**

Carpet flooring, one radiator, spotlights, a storage cupboard and loft hatch.

### **Master Bedroom**

Carpet flooring, three double glazed windows to the front, TV point, spotlights and one radiator.

### **En Suite**

Marble effect flooring and walls, extractor fan, spotlights, chrome heated towel rail, low level WC, a vanity sink and a shower with sliding glass door.

### **Bedroom Two**

Carpet flooring, double glazed window to the side, spotlights, one radiator and TV point.

### **Bedroom Three**

Carpet flooring, double glazed window to the side, spotlights, one radiator and TV point.

### **Bedroom Four**

Carpet flooring, double glazed window to the side, spotlights, one radiator and TV point.

### **Bathroom**

Modern bathroom with marble effect tiled flooring, tiled walls, double glazed window to the rear, chrome heated towel rail, extractor fan, spotlights, low level WC, vanity sink, a corner shower with glass enclosure and a bath with chrome mixer tap.

### **Outside:**

#### **Front Garden**

A brick wall border, a stoned area, a pathway to the front door and a side access.

#### **Rear Garden**

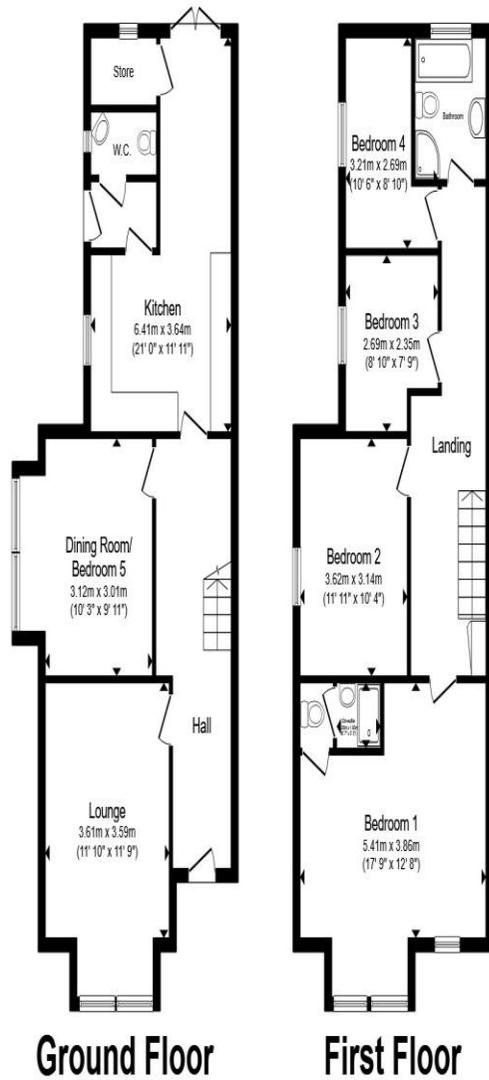
A patio seating area, fully enclosed border, an area that the current vendor will be Turing and steps to the path, side and rear access.

#### **Parking**

Block paved off street parking to the rear of the property.

#### **Garage**

Detached garage.



Total floor area 136.0 m<sup>2</sup> (1,464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Grove Lane,**  
**Ipswich**

- No onward chain
- Recently refurbished to a high standard
- Four bedrooms, dining room could be bedroom 5
- Ground floor cloakroom, 1st floor bathroom & en suite
- Off street parking to the rear

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

**£420,000**



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Property Ref:  
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