



Rosamunde, Felixstowe Road, Nacton, Ipswich, IP10 0DF

welcome to

Rosamunde, Felixstowe Road, Nacton, Ipswich

This exquisite detached, family home is located on approximately 1.5 acres and boasts four large, double bedrooms, a separate lounge, dining room, snug, study and utility room, a large driveway and a double garage. VIEWING IS HIGHLY RECOMMENDED!!

Agents Note:

Please note this property has a cess pit.

Entrance Porch

Grey wood effect flooring, a composite front door, a double storage cupboard and double doors leading to the hall.

Entrance Hall

Grand hallway with a central, wraparound staircase, grey wood effect flooring throughout and double doors leading to the snug.

Study

Double glazed window to the front, grey wood effect flooring and one radiator.

Snug

Stylish snug with double doors to entry from the hall, bi-fold doors to the rear garden, two radiators, grey wood effect flooring and a contemporary electric fireplace. This room is perfect for entertaining.

Dining Room

Two double glazed windows to the front, grey wood effect flooring, one radiator and ample space for a large table and chairs.

Lounge

Sliding doors to the garden, double glazed, floor to ceiling windows to the rear, an additional double glazed window to the front, grey wood effect flooring, wall hung lights, one radiator and spotlights.

Kitchen

A range of eye and base level units in wood with stone effect worktop surfaces, a white, a ceramic one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven, gas hob and extractor hood, an integrated microwave, space for table, spotlights, a pantry cupboard, wood effect flooring and double glazed window to the rear.

Utility

Double glazed window to the side, a door to the garden, a storage cupboard with space for a tumble dryer, base units, a stainless steel sink plus drainer, a fitted worktop, space for an American fridge/freezer, washing machine and dishwasher.

Ground Floor Shower Room

A shower with glass enclosure, low level WC, vanity sink, wood effect flooring, one radiator, fully tiled walls and double glazed windows to the side and rear.

First Floor Landing

Gallery style landing with a large banister, two double glazed windows to the front, carpet flooring, one radiator and an airing cupboard.

Master Bedroom

Expansive master bedroom with double glazed, sliding doors to the balcony, with stunning views across the large rear garden, carpet flooring, one radiator, wall hung lights, a door to the en suite and a dressing room area with a triple fitted sliding wardrobe.

Balcony

Two sets of sliding doors to the balcony, one from the master bedroom and one from bedroom four, with stunning views across the rear garden.

En Suite

Double glazed window to the rear, white marble effect tiled flooring, enclosed WC with matching vanity sink, a double shower with glass enclosure, waterfall showerhead and shower attachment, chrome heated towel rail, extractor fan and a light up, de-mist mirror.

Bedroom Two

Double glazed window to the front, carpet flooring, one radiator, a fitted wardrobe and overhead storage units.

Bedroom Three

Double glazed window to the rear, a fitted wardrobe, carpet flooring and one radiator.

Bedroom Four

Double glazed window to the rear, sliding doors to the balcony, carpet flooring and one radiator.

Bathroom

Dual vanity sinks, low level WC, a bath with central chrome mixer tap, a double shower with glass enclosure, waterfall showerhead, shower attachment and panelled splashback, a white vertical, wall hung radiator, fully tiled walls, extractor fan and double glazed window to the front.

Outside:

Double Garage

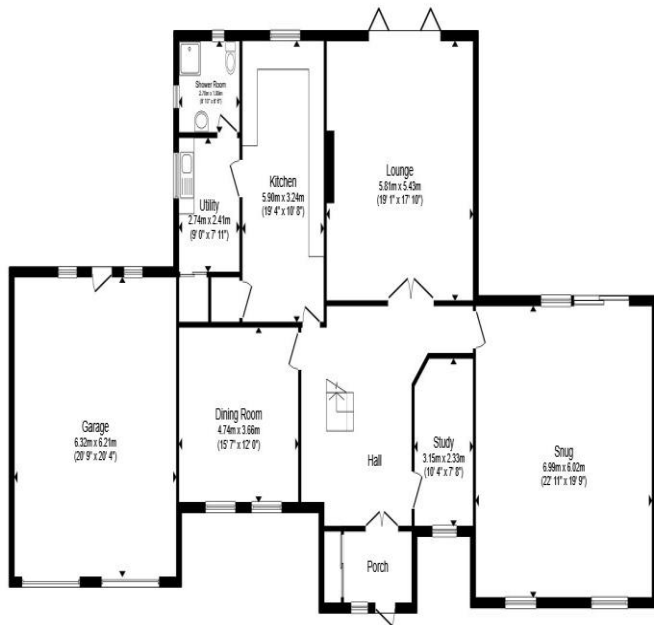
Two sets of up and over doors, a door to the rear garden, a boiler, a water tank, power, light and storage in the rafters.

Front Garden

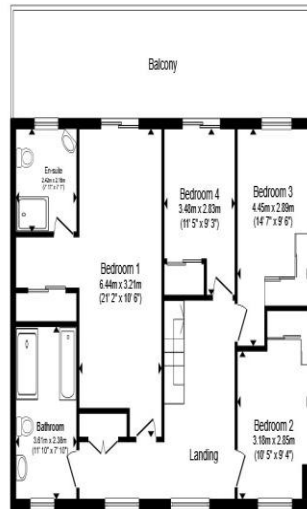
Large frontage with an in and out tarmac driveway, a grassed area, a large line of hedging, creating privacy from the road, flower beds, mature trees, side access to the rear garden on both sides and ample off street parking.

Rear Garden

Rosamunde is located on approximately 1.5 acres, backing directly onto Trinity Park. The first 2/3's of this fantastic family garden benefits from a large patio seating area, a retaining walled border, access to the garage, outside taps and light, two side access points, a large grassed area, central hedging with mature trees and shrubs and a pathway to the side, leading to the remainder of the garden, where there is dividing hedge, creating a degree of privacy from Trinity Park, a grassed area, hedging and fully enclosed borders. There are concrete pads installed by the current vendor, with foundations deep enough for a double storey extension, you are advised to make your own investigations regarding this.



Ground Floor



First Floor

Total floor area 290.4 m² (3,126 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



welcome to
Rosamunde, Felixstowe Road,
Nacton, Ipswich

- Exquisite detached, family home
- Approximately 1.5 acre plot
- Four large, double bedrooms, two connecting to a private balcony
- Separate lounge, dining room, snug, study & utility room
- Double garage & large in and out driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: G

guide price

£950,000 - £975,000



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Property Ref:
IPS121680 - 0002

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