



Cardigan Street, Ipswich, IP1 3PF

welcome to

Cardigan Street, Ipswich

This well-presented, semi-detached home has been extended and benefits from four bedrooms, a kitchen/diner with bi-fold doors to the garden, a ground floor cloakroom, two en suites, a separate bathroom, a cellar, under floor heating to the ground floor and off street parking.

Entrance Hall

Wood effect flooring, one radiator and a door to the cellar.

Cellar

Concrete flooring.

Lounge

Wood effect flooring, one radiator, under floor heating, double glazed bay window to the front, an open fireplace and TV point.

Kitchen/Diner

Marble tiled effect flooring, eye and base level units in wood effect with marble effect worktop surfaces, integrated appliances, under floor heating, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, double glazed window to the side, bi-fold doors to the rear garden, spotlights, sky lights and an extractor fan.

Family Room

Wood effect flooring, under floor heating, one radiator and TV point.

Utility Room

Wood effect flooring, eye and base level units in white with wood effect worktop surfaces, space for a washing machine and fridge/freezer, a wall mounted boiler and a door to the garden.

Cloakroom

Wood effect flooring, pedestal wash hand basin and low level WC.

First Floor Landing

Carpet flooring, one radiator and double glazed window to the rear.

Bedroom Two

Carpet flooring, one radiator, double glazed window to the front and a door to the en suite.

En Suite

Tiled effect flooring, double glazed window to the front, wash hand basin, low level WC, a walk in shower and one radiator.

Bedroom Three

Carpet flooring, one radiator and double glazed window to the rear.

Bedroom Four

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

Bathroom

Marble effect tiled flooring, low level WC, wash hand basin, Velux window to the side, spotlights, a P bath with shower attachment and glass screen.

Second Floor Landing

Carpet flooring.

Master Bedroom

Carpet flooring, double glazed, folding out Velux balcony window to the rear, with stunning views over Ipswich, a further double glazed window to the side, loft hatch, walk in wardrobe, one radiator and a door to the en suite.

En Suite

Tiled effect flooring, low level WC, wash hand basin, tiled walls, heated towel rail and a shower.

Outside: Front Garden

A gate opening to a pathway, with steps up to the front door, an EV charger, a walled border, a stoned area and flower bed.

Rear Garden

A grassed area, wraparound raised decking, fully enclosed border, meter boxes, a rear gate, trees and shrubs.

Parking

A driveway to the side providing off street parking.

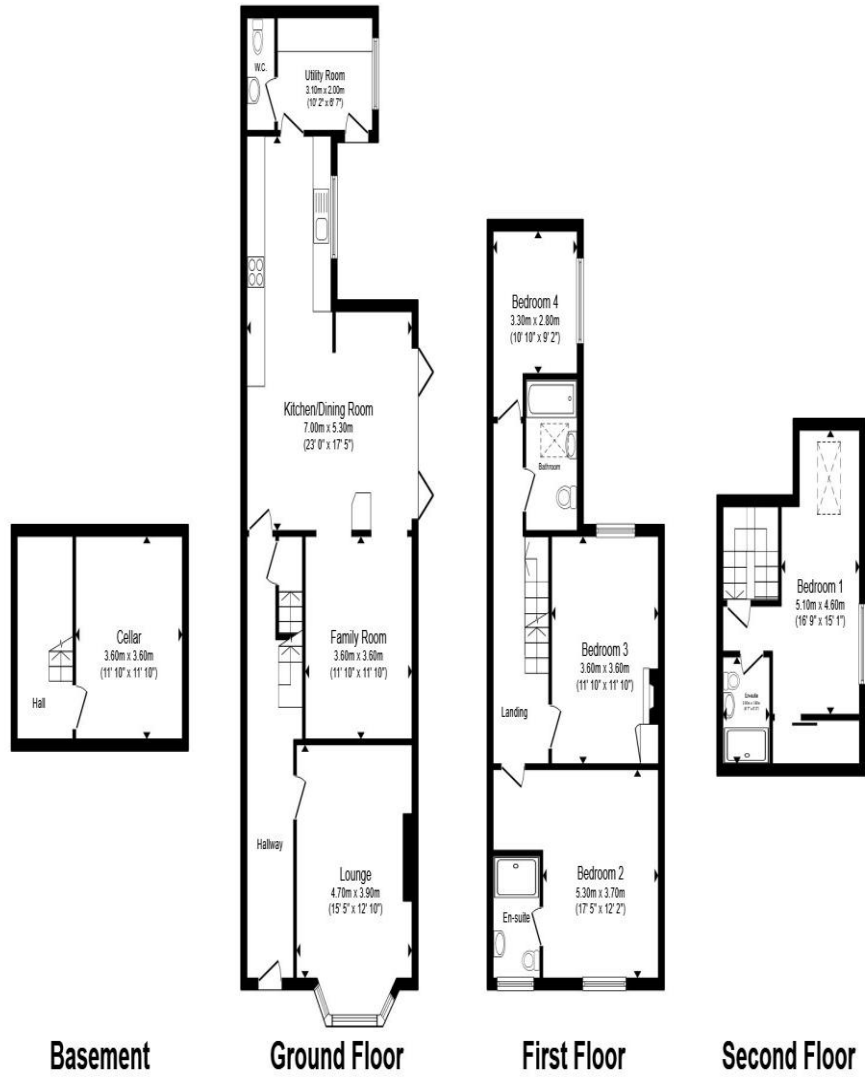
Outbuilding

Double glazed doors and power.

Agents Notes:

*This property has Cat6 throughout, a high-performance network cable.

*Speakers in the ceilings in all rooms



Basement

Ground Floor

First Floor

Second Floor

Total floor area 187.5 m² (2,018 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
Cardigan Street,
Ipswich

- Four bedrooms
- Extended kitchen/diner
- Cellar
- Two en suites & separate bathroom
- Off street parking to the side & EV charger

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

offers in excess of
£550,000



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