



Britannia Road, Ipswich IP4 5HF

welcome to

Britannia Road, Ipswich

Immaculately presented three-bedroom terraced home in a popular Ipswich location. Featuring a stylish open-plan lounge/diner, conservatory, driveway and a fantastic, southwest-facing garden, complete with a cabin and bar, this is an ideal for those who love to entertain.

Entrance Porch

- *Tiled flooring
- *Double glazed window to side
- *Door to entrance hall

Entrance Hall

- *Carpet
- *Radiator

Lounge

- *Double glazed window to front
- *Carpet
- *Radiator
- *Full wall of low level, storage cupboards
- *TV Point
- *Additional shelving
- *Open to dining room

Dining Room

- *Patio doors to the rear garden
- *Open to the lounge
- *Understairs storage cupboard
- *Carpet
- *Radiator

Kitchen

- *Herringbone, wood effect flooring
- *Patio doors to the conservatory
- *Breakfast bar
- *Eye and base level units in white, shaker style
- *Oak effect worktops
- *One and a half bowl sink plus drainer with mixer tap
- *Integrated double oven, induction hob and extractor hood

- *Integrated fridge/freezer and dishwasher
- *Space for washing machine
- *Double glazed window to side
- *Boxed in boiler
- *Radiator

Conservatory

- *Tiled flooring
- *Double glazed windows to side and rear
- *Patio doors to rear garden

Landing

- *Loft hatch
- *Meter cupboard
- *Carpet

Master Bedroom

- *Expansive master bedroom
- *Double glazed bay window to front
- *Additional double glazed window to front
- *Carpet
- *Radiator
- *Double, fitted wardrobe with sliding doors
- *Additional, triple fitted wardrobe with sliding doors

Bedroom Two

- *Double glazed window to rear
- *Carpet
- *Radiator
- *Fitted wardrobe with sliding doors
- *Fitted desk and shelving





Bedroom Three

- *Carpet
- *Radiator
- *Fitted wardrobe with sliding doors and mirrors
- *Double glazed window to rear

Bathroom

- *Fully tiled
- *Stone effect flooring
- *Enclosed WC
- *Matching vanity sink
- *Bath with overhead shower and glass screen
- *Radiator

External Details

To The Front

- *Resin driveway with off street parking
- *Space for one car

To The Rear

- *Beautiful, south west facing garden
- *Landscaped
- *Block paved seating areas to side and rear
- *Raised decking area
- *Shingled area & walkway to side
- *Partition fence and gate leading to an immaculate grassed area
- *Sleepers borders and raised flower beds
- *To the rear of the garden there is an entertaining area
- *This area features a large, raised, decking area with bar set up and canopy overhead
- *Power, light and outside tap
- *Pathway to Cabin

Cabin

- *Insulated
- *Spotlights & power
- *Grey wood effect flooring
- *Fitted bar
- *Currently used as a snug, but could be used as a home office or hobby space



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welcome to

Britannia Road, Ipswich

- LANDSCAPED REAR GARDEN
- THREE BEDROOMS
- LARGE CABIN & BAR
- POPULAR EAST IPSWICH LOCATION
- IMMACULATELY PRESENTED

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



Total floor area 88.7 m² (955 sq.ft.) approx

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Property Ref:
IPW104130 - 0003

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