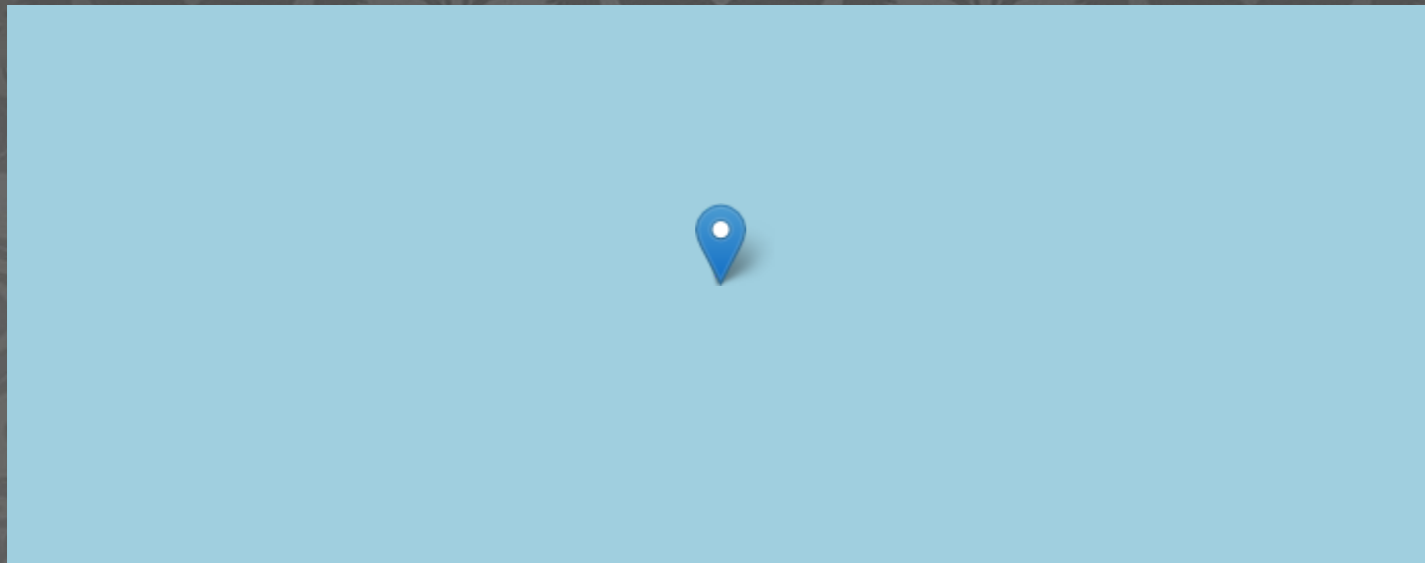


Ruskin Road, Ipswich,



MARKS & MANN



- OFF ROAD PARKING
- ELECTRIC CAR CHARGING POINT
- WELL PRESENTED
- SEMI DEATCHED
- GARAGE
- CHAIN FREE
- IDEAL LOCATION
- GARDEN

### Ruskin Road, Ipswich,

We are pleased to present a fantastic opportunity to acquire this recently refurbished three-bedroom semi-detached property on the popular East side of Ipswich, the property is positioned in an ideal location close to schools, amenities and a short drive from the town centre.

With a self-contained annexe this property is an attractive purchase and comes with off road parking (with electric charging point), a garage and is being sold chain free.

Call now to register your interest and arrange a private first hand viewing.

**£360,000**

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

## Ruskin Road, Ipswich,

### Entrance Hall

Double glazed external door into entrance hallway, ceramic floor tiles with under floor heating, door leading to cloakroom and open plan onto living/dining room.

### Cloakroom

Inset down lights, low level dual flush water closet, vanity unit with inset wash hand basin and mixer tap over, tiled splash backs, ceramic floor tiles with under floor heating, automatic extractor fan.

### Living Room

Bay window to front aspect and double opening doors to rear, stairs leading to first floor, smooth plastered ceiling, a working wood burning stove with tiled hearth, two lateral wall mounted radiators, wooden laminate flooring with under floor heating, ample power points, charger points, satellite and category 6 internet points, floor box power points, wall mounted heating control unit, wireless alarm control unit inset to wall (can be operated via mobile within the UK & internationally). Under the stair space has been innovatively utilised to create clever storage options and also houses a digital four channel camera recorder, camera monitor, a category 6 patch point within a 19" cabinet and a 4G router built into the house for use at various points throughout including the annexe.

### Kitchen

With space saving sliding door and window to side aspect, smooth plastered ceiling inset down lights, a new contemporary fitted kitchen to include a range of matching eye and base level work units with laminate work surfaces over, breakfast bar and attractive under cupboard lighting, a 1 1/4 bowl sink and drainer unit with mixer tap/dual function shower attachment over, integrated fridge and freezer, integral dishwasher, a dual heat wine store with smoke glass door, intelligent storage options, integral ceramic hob, integral electric oven & microwave, wall mounted underfloor heating control point, wall mounted charger points, wiring has been included in the kitchen should you wish to add a further security camera monitor or satellite linked T.V, ceramic floor tiles with under floor heating.

### Inner lobby

With smooth plastered ceiling, inset down lights, velux style double glazed sky light, space and plumbing for both washing machine and tumble drier, ceramic floor tiles with underfloor heating.

### Bedroom

A new extension to the property with a pitched roof, smooth plastered ceiling with inset down lights, sliding patio doors onto rear garden, lateral wall mounted radiator, wooden laminate flooring with under floor heating, door to ground floor shower room.

### Bedroom

Two windows to front aspect, smooth plastered ceiling, inset down lights, lateral wall mounted radiator, numerous power points, Wi-Fi point, USB charging points, and satellite connection point, under floor heating.

### Bedroom

Window to rear aspect, smooth plastered ceiling, inset down lights, lateral wall mounted radiator, numerous power points, under floor heating.

### Shower room

Smooth plastered ceiling with inset down lights, velux style double glazed sky light, built in shower cubicle with tiled splash backs and sliding glass doors, vanity unit with inset wash hand basin and mixer tap over, low level dual flush water closet, automated extractor fan, wall mounted shaver point, ceramic floor tiles with under floor heating.

### Landing

Velux style double glazed sky light, wall mounted heating control unit, bolt on Fontana Italian staircase leading to second floor, two double electric sockets.

### Bathroom

Obscure glazed window to rear aspect, smooth plastered ceiling with inset down lights, a white four piece suite comprises a free standing deep bath with mixer tap and hand held shower attachment, a built in double shower cubicle with hand held shower attachment as well as waterfall fitted shower head, low level dual flush water closet, vanity unit with inset wash hand basin and mixer tap over, tiled splashbacks, chrome heated towel rail, automated extractor fan, shaver point, finger touch illuminated mirror, ceramic floor tiles with under floor heating.

## Ruskin Road, Ipswich,

### Office Room

Situated on the second floor with velux style double glazed sky light, restricted head height, smooth plastered ceiling, numerous double electric sockets, wall mounted lighting, cupboard into eaves housing boiler, further cupboard housing newly fitted electric fuse box, wall mounted heating control point, wall mounted Wi-Fi and USB charging points, under floor heating. The room is galleried to overlook the landing below with nautical style bannister and attractive suspended light fittings.

### Annexe

Double glazed entrance door and large picture window overlooking the rear garden, the kitchen/living or office space is versatile. The kitchen area is fitted with a white high gloss range of eye and base level cupboards with laminate work surface over, a round stainless steel sink unit with mixer tap over, integral fridge, integral dual purpose oven and microwave, breakfast bar, smooth plastered ceiling with inset down lights, ceramic floor tiles in the kitchen area the remainder is fitted with wooden laminate flooring. The room is fitted with numerous electric sockets, Wi Fi points and USB charger points with wall mounted mobile phone holder. Door through to garage and door to Shower room /wc.

### Studio/Shower Room

Double glazed velux style sky light, smooth plastered ceiling with inset down lights, built in shower cubical with fitted electric power shower, tiled splash backs, low level dual flush water closet, vanity unit with inset wash hand basin and mixer tap over, extractor fan, ceramic floor tiles.

### Garage



The above floor plans are not to scale and are shown for indication purposes only.

