



London Road

£375,000

Marks and Mann Estate Agents are pleased to offer for sale this FOUR BEDROOM END TERRACE HOUSE, offering three reception rooms, four bedrooms and an open-plan kitchen/dining area. There is the added benefit of an en-suite shower room, family bathroom and cloakroom. Externally, there is a garden with artificial lawn, mature plants and shrubs and a good sized garage. The property is ideal for commuters with easy access to the A12/A14 and the mainline railway station, with direct links to London Liverpool Street.

- Recently refurbished, character property
- Four bedroom family home
- Sitting room, family room and sun room
- Kitchen, separate utility room and cellar
- Downstairs cloakroom, en-suite and family bathroom
- Outside studio with power and light connected
- Generous outside store and outside toilet
- Close to Ipswich town centre, local schools and amenities
- Excellent access to the A12/A14
- Mainline railway station nearby with direct links to London Liverpool Street
- Garage and off road parking

Front

The property is enclosed by a brick wall with a gate and path leading to the front door.

Family room

3.84m x 3.54m (12' 7" x 11' 7")

The front door leads into the family room with has a sash window to the front, wooden flooring and a door to the sitting room and inner hallway.

Sitting room

4.42m x 3.66m (14' 6" x 12' 0")

Sash window to the front and feature ornamental fireplace.

Inner hallway

Stairs to the first floor, access to the cellar and doors to the downstairs cloakroom, utility room, sun room and open-plan kitchen/dining room.

Cellar

Useful storage space.

Downstairs cloakroom

Wash hand basin and WC.

Utility room

2.66m x 1.60m (8' 9" x 5' 3")

Internal window to sun room with space and plumbing for a washing machine and tumble dryer.

Garden room

2.69m x 2.34m (8' 10" x 7' 8")

With Travertine flooring and window to rear overlooking the rear garden.

Open-plan kitchen/dining room

The open-plan kitchen/dining room also has Travertine flooring with a window overlooking the rear garden. There are a range of custom-built base and eye level units with maple worktops over, sink, Range oven, hob and extractor over and an integrated dishwasher. Door to side leading to outside. A passage leads to the garden room, and there are windows to side aspects. The dining and kitchen area offer an excellent entertaining space, which our vendors say is the hub of the house.

Kitchen area

5.08m x 2.65m (16' 8" x 8' 8")

Dining area

3.93m x 2.39m (12' 11" x 7' 10")

