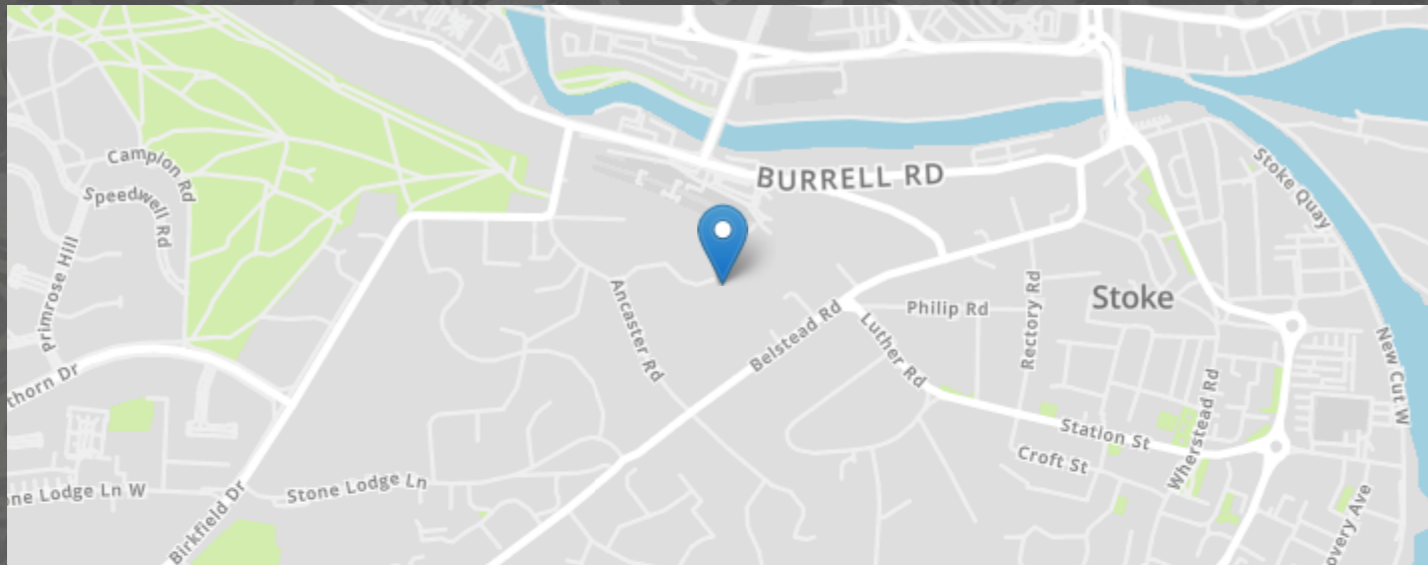


Ancaster Road, Ipswich



- FIVE BEDROOMS
- SOUTH IPSWICH
- IMMACULATE CONDITION THROUGHOUT
- SIZEABLE PLOT
- TWO ENSUITES, CLOAKROOM & FAMILY BATHROOM

- DETACHED FAMILY HOUSE
- CLOSE PROXIMITY TO TRAIN STATION & TOWN CENTRE
- PRIVATE ROAD WITH GATES LEADING TO THE PROPERTY
- GENEROUS ACCOMODATION
- OUTBUILDING SUITABLE AS AN OFFICE/BEDROOM WITH POWER & WC

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MARKS & MANN



Ancaster Road, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer this RARELY AVAILABLE IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME situated on a secluded gated private road within close proximity to Ipswich town centre & Ipswich Mainline Railway Station with links to London and Norwich in the South of Ipswich.

This exquisite detached family home with generous accommodation includes a very charming entrance hall, lounge, second reception room, cloakroom, luxury kitchen/diner with Bi-Fold Doors leading to the garden and patio area, utility room, five bedrooms to the first floor, bedroom one with dressing room and four piece ensuite, bedroom two also with an ensuite along with a family bathroom. Outbuilding acting as a study/bedroom/reception room along with WC. Added benefits include double garage, ample off road parking for four/five cars, double glazed sash windows throughout, sitting on a sizable plot with mature garden space.

Viewing is advised to appreciate this BEAUTIFUL FAMILY HOME!

£775,000

Ancaster Road, Ipswich

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Front

Gated entrance to access private road. Block paved driveway providing off road parking for four/five cars. Laid to lawn. Hedging to side. Path leading to entrance door. Path leading to side access.

Entrance Hall

Double glazed entrance door to front with side windows. . Coat storage. Stairs leading to first floor. Under stairs cupboard. Karndean flooring. Underfloor heating. Spot lighting. Radiator. Coved. Doors to:

Cloakroom

Low level WC. Hand wash basin. Tiled splashback. Karndean flooring. Coved. Radiator. Extractor.

Lounge

4.30m x 3.82m (14' 1" x 12' 6")
Double glazed bay sash windows to front. Double glazed sash window to side. Feature fireplace with surround. Karndean flooring. Coved. Radiator. Underfloor heating.

Second Reception Room

3.92m x 3.07m (12' 10" x 10' 1")
Double glazed bay sash window to front. Fitted storage and shelving. Radiator. Coved. Underfloor heating.

Kitchen/Dining Room

9.76m x 3.36m (32' 0" x 11' 0")
Two double glazed windows to rear. Double glazed Bi-Fold doors to side. Range of eye level units. Range of base level units with cupboards and drawers. Quartz work surfaces. Double sink and drainer unit with mixer tap and attachment over. Integrated oven and grill along with induction hobs and extractor hood over. Space for american style fridge freezer. Spot lighting. Resin flooring. Underfloor heating. Coved. Door to:

Utility Room

3.47m x 3.36m (11' 5" x 11' 0")
Double glazed window to front. Double glazed door to rear. Range of eye level units. Range of base level units. Sink and drainer with mixer tap. Work surfaces. Tiled splashback. Space for washing machine and tumble dryer. Tiled flooring. Fitted storage and shelving. Cupboard housing wall mounted boiler. Coved. Radiator.

Landing

Loft access. Airing cupboard. Doors to:

Bedroom One

4.97m x 3.96m (16' 4" x 13' 0")
Double glazed sash window to front. Double glazed window to side. Laminate style flooring. Coved. Radiator. Opening to Dressing Area with fitted wardrobes and shelving, double glazed window to front and radiator. Door to:

Ensuite

3.05m x 2.36m (10' 0" x 7' 9")
Double glazed sash window to rear. Shower cubicle. Bath with mixer tap. Low level WC. Pedestal wash basin. Tiled flooring. Partly tiled walls. Coved. Radiator. Extractor fan.

Bedroom Two

4.12m x 3.22m (13' 6" x 10' 7")
Two double glazed sash window to front. Karndean flooring. Radiator.

Ensuite

Double glazed sash window to rear. Double shower cubicle. Low level WC. Pedestal wash basin. Tiled splashback. Tiled flooring. Extractor fan.

Bedroom Three

4.14m x 3.37m (13' 7" x 11' 1")
Double glazed sash window to rear. Radiator. Coved.

Bedroom Four

3.93m x 2.68m (12' 11" x 8' 10")
Double glazed sash window to rear. Radiator. Coved.

Bedroom Five

3.94m x 2.12m (12' 11" x 6' 11")
Double glazed sash window to front. Laminate style flooring. Radiator. Coved.

Family Bathroom

1.99m x 1.64m (6' 6" x 5' 5")
Sky light. Panel bath with shower over. Low level WC. Pedestal wash basin. Partly tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Coat

Outbuilding - Office/Bedroom Six

3.82m x 3.38m (12' 6" x 11' 1")
Double glazed window and door to side. Karndean flooring. Loft access with storage. Spot lighting. Coved. Radiator. Door leading to WC and hand wash basin with tiled flooring and double glazed window to side.

Rear Garden

Sizeable plot. Patio area. Laid to lawn. Fencing to sides. Mature plants, shrubs and trees. Path leading to decking area. Rainwater harvesting system. Shrubs and flower border.

Double Garage

Two Up & Over doors to front. Power & Lighting. Storage in roof.

Disclaimer

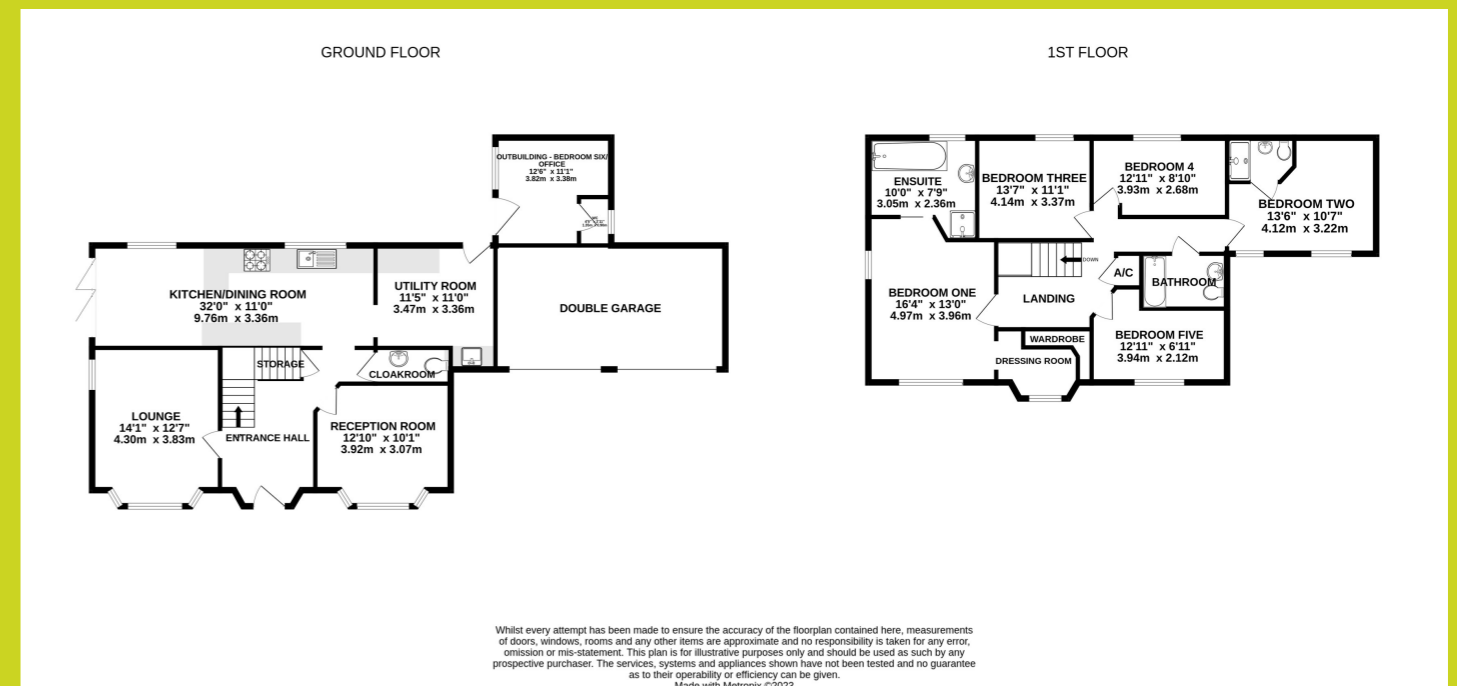
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Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the time of writing the council tax band for this property is band F.



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

