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Grove Lane

East Ipswich, IP4 1NX

Guide price £280,000

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RARELY UP FOR SALE - EXTENDED DOUBLE BAY SEMI DETACHED HOUSE WITH GOOD SIZED REAR GARDEN - SOME ADAPTATION FOR DISABLED USE INCLUDING WIDE DOORWAYS, SLIDING INTERNAL DOORS, LOW THRESHOLDS & LARGE WET ROOM - FOUR GOOD SIZED BEDROOMS - BEDROOM 1 WITH ADDITIONAL DRESSING AREA & SHOWER ROOM ON SECOND FLOOR - LOUNGE WITH WOOD-BURNER & SEPARATE DINING ROOM / EXTRA BEDROOM - KITCHEN / BREAKFAST ROOM WITH UNDERFLOOR HEATING & ADDITIONAL UTILITY AREA - UPSTAIRS FAMILY BATHROOM, SHOWER ROOM AND DOWNSTAIRS WET ROOM - SOME ORIGINAL FEATURES, WOOD AND LAMINATE FLOORING - PARK NEARBY, EASY WALK INTO TOWN CENTRE & AMENITIES - GAS CENTRAL HEATING VIA WORCESTER BOILER & RADIATORS

Foxhall Estate Agents are delighted to offer for sale this lovely extended four bedroom semi detached double bay period property close to town centre. The property is well presented & ready for a new owner to move straight in.

Comprising of four bedrooms, three on the first floor & a further large room on the second floor, two separate reception rooms, well equipped kitchen / breakfast room with utility area & underfloor heating, large downstairs wet room, upstairs family bathroom & a further double shower room on second floor. Good sized rear garden, consisting mainly of a low maintenance shingle area with sheltered private patio. The property itself also benefits from some original features including high skirtings, corbels & original wooden doors.

There is gas central heating via a modern combination Worcester wall mounted boiler fitted in 2014 regularly serviced & radiators. There is also an additional wood-burner in the lounge & underfloor heating in the kitchen / breakfast room. Most of the flooring in the property is wooden with additional vinyl & carpet in places.

Good catchment area Copleston High School & Clifford Lane Primary School - subject to availability) as well as great location to walk into Ipswich town centre & waterfront or for access via vehicle to A12/A14.

Front Garden

Steps with original tiles up to the front door with a low maintenance front garden and a pathway to the side and rear garden.

Entrance Hallway

Radiator, doors to the lounge, sliding double doors to the dining room, wood flooring, stairs up to the first floor, space underneath the stairs for storage, door to the pantry which has plenty of shelves for storage, Worcester wall mounted boiler, light and tiled flooring. Built-in airing cupboard housing water tank, a door into the kitchen/breakfast room, coving and original corbels. The doorways to the kitchen, the dining room, arch to utility room and wet room have all been purposely made larger or sliding doors for independent living with wheelchair access.

Lounge

Double glazed bay window to the front sash window style with fitted blinds, laminate flooring, wood burner with a marble hearth, aerial point, radiator, double doors into the dining room, coving, high skirting boards with double doors into the dining room.

Dining Room / Bedroom

11'11" x 9'6" (3.63m x 2.90m)

Wood flooring, built in cupboard, radiator, double glazed French doors to the rear, high skirting boards and coving. Double sliding door to access with double doors into lounge to suit disabled access / bedroom.

Kitchen / Breakfast Room
15'9" x 8'11" (4.80m x 2.72m)
Comprising of wall and base units with cupboards and drawers under with worksurfaces over, built-in NEFF oven, built-in full height fridge, built-in Bosch dishwasher, water softener, stainless steel 1 1/2 sink bowl drainer unit with a mixer tap and a separate drinking water tap, splash-back tiling, vinyl floor, double glazed window to the side with fitted roller blind, stainless steel NEFF gas hob with extractor fan over. Breakfast area with panelling, coving and a Velux window over, underfloor heating and an arch through to the utility area.

Utility Area
7'3" x 3'10" (2.21m x 1.17m)
Radiator, plumbing and space for a washing machine, double glazed window to the side with fitted roller blind, 1 1/2 double glazed doors out into the rear garden, splash-back tiling and sliding door to the wet room.

Wet Room Disabled Access
13'3" x 5'5" (4.04m x 1.65m)
Runs the width of the rear and has been purposely designed to be this big so that a wheelchair user can use and be independent. Wall mounted Mira advanced electric shower, low-flush W.C., wall mounted wash hand basin, radiator, wall mounted heater, extractor fan, obscure double glazed window to the rear with fitted blinds and fully tiled walls.

First Floor Landing
Doors to bedrooms one, two, three and the family bathroom, coving, cupboard under the stairs for storage and stairs up to the second floor.

Bedroom 2
16'1" x 10'10" (4.90m x 3.30m)
Two double glazed windows to the front with fitted slatted blinds, coving, high skirtings, laminate flooring, two radiators with bespoke covers.

Bedroom 3
11'11" x 10'4" (3.63m x 3.15m)
Laminate flooring, high skirting boards, coving, double glazed window to the rear and a radiator.

Bedroom 4
9'0" x 7'1" (2.74m x 2.16m)
Double glazed window to the rear, radiator and laminate flooring.

First Floor Bathroom
6'2" x 5'1" (1.88m x 1.55m)
Half sized panel bath with shower over, pedestal wash hand basin, low-flush W.C., fully tiled walls, obscure double glazed window to the side with fitted roller blind, extractor fan, heated towel rail and accessed via a sliding door.

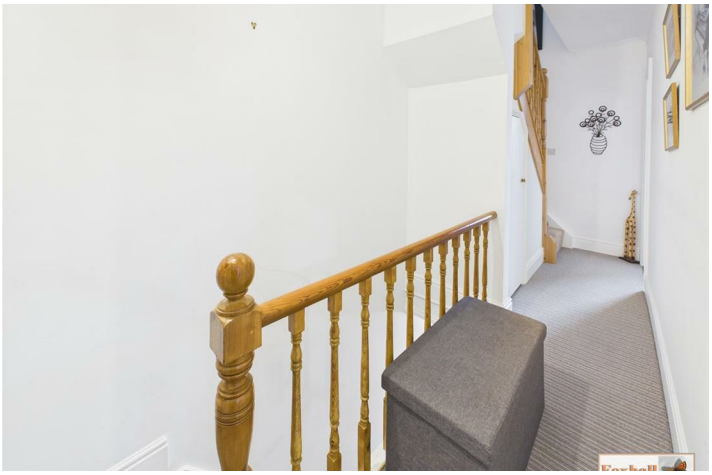
Second Floor Landing
Door to the shower room and bedroom four.

Bedroom 1 and Dressing Area
11'2" x 7'11" + 10'9" x 6'8" (3.40m x 2.41m + 3.28m x 2.03m)
Double glazed dual aspect windows to the rear and to Velux windows to the front, eaves storage, spotlight, laminate flooring, radiator and two aerial points.

Second Floor Shower Room
7' x 6'11 (2.13m x 2.11m)
Pedestal wash hand basin, low-flush W.C., double walk-in shower cubicle, access to the eaves, fully tiled floor and walls, extractor fan, heated towel rail and obscure double glazed window to the rear with fitted roller blind.

Rear Garden
50'6" x 18'2" (15.4 x 5.557)
Pedestrian access to the front, storage area for bins, bikes and pushchair etc coming through to the main garden, outside tap, patio area suitable for alfresco dining which is lovely and secluded with steps up into the rear of the garden. Rear of the garden has mature planting in raised borders with a shingle area and a pathway through to a shed approx. 7'6" x 9'2" to stay and a further patio area at the rear.

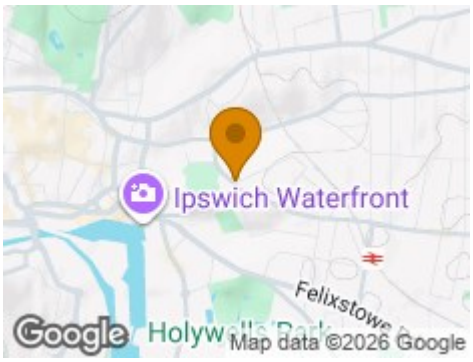
Agents Notes
Tenure - Freehold
Council Tax Band - C



Road Map

Hybrid Map

Terrain Map

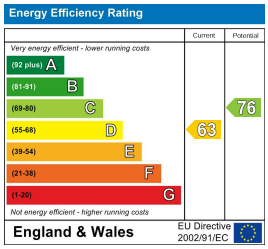


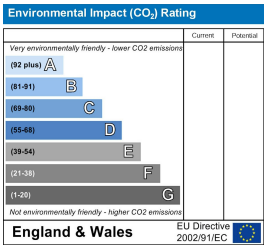
Floor Plan

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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