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Brunswick Road

Northgate Catchment, Ipswich, IP4 4DB

Asking price £325,000

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Summary Continued

Other Improvements carried out in the refurbishment five years ago included the installation of a then brand new kitchen with integrated appliances to remain and the opening up of the lounge/diner and kitchen into one large open plan family room. The bathroom was upgraded to include the installation of electric underfloor heating and a vanity unit, extensive new flooring throughout the property includes wooden laminate flooring in the hall, family room/dining room and kitchen areas whilst the original parquet flooring has been enhanced in the lounge, new carpets on the stairs, landing and all three bedrooms. The property has been extensively re-decorated throughout including re-skimmed plastering to the kitchen area, a combi boiler which has been regularly serviced and new windows were installed in the back two bedrooms.

Both the original sellers carrying out the previous improvements and the current sellers in the last four years have been careful to maintain and enhanced some of the original character of the property which includes picture rails and panelled doors. Furthermore a very nice electric Victorian style flame-effect fire has been installed on a tiled hearth and wood surround in the lounge and a woodburner (multi-fuel stove) has been installed in the family room/dining room.

To the rear of the property there is a patio area which is a real suntrap in the mornings, it then opens out behind the garage to incorporate a very nice sheltered and secluded seating area which will get the sun for a good part of the day. The rear garden is good for anyone with dogs or young children as it is fully enclosed by good conditioned panel fencing, it is a good size and easy to maintain being mainly laid to lawn.

The property is extremely conveniently located for a selection of local shops including a post office and is a short walk from a Co-op with extensive opening hours on Colchester Road itself. Additionally Ipswich town Centre and Christchurch Park area are within walking distance.

Another major benefit of the property is that the current owners are purchsing an already empty property so there is no further onward chain beyond that property. An early internal viewing is advised as to not miss out.

Front Garden

Creta-print style paving with adjacent gravel and enclosed by neat brick wall. This afford parking for two vehicles. A shared driveway a the side of the property leads to a further area behind the house in front of the garage ideal for wheelie bins. There is a gate fencing providing pedestrian access into the rear garden. If someone required these could be moved and a pair of wooden gates installed which would allow vehicular access into the rear garden.

Porch

Double glazed front entrance porch with further glazed door through to reception hallway. The vendor has now put in shoe rack shelving.

Entrance Hallway

Stairs rising to first floor, wood laminate flooring, radiator and doors to the lounge, kitchen and the downstairs cloakroom.

Lounge

12'4" x 10'11" (3.76 x 3.33)

Feature exposed parquet flooring, fitted shelving to the left of the chimney breast and a radiator. The centrepiece of the room is a feature coal effect electric fire in Victorian style with a tiled hearth and wooden surround and a westerly facing bay window to front with

fitted blinds making this a lovely and sunny room in the afternoons.

Family Room / Dining Room
19'8" x 10'0" (5.99m x 3.05m)
Wood laminate flooring, large radiator and double glazed patio doors opening out onto the garden. This is easterly facing making it a very sunny and pleasant space to have breakfast or a mid morning cuppa. At the family room end the centrepiece of the room is a feature log burner which on a cold winters night make this room and indeed the entire house snug and warm. . This room then opens out into the adjacent kitchen.

Kitchen
12'3" x 6'2" (3.73m x 1.88m)
This features a replacement Cook and Lewis kitchen which is ony approx. 5 years old with gloss fronted units and extensive range of base drawers, cupboards and eye level units with integrated appliance to remain including oven, hob and extractor above, dishwasher, washing machine and very neatly recessed fridge/freezer. On the family dining side is additional work-surfaces with a feature bottle rack, there are ample work-surfaces within the kitchen itself and these leads to a one and a half bowl sink unit under the window that overlooks the garden again making this a very sunny pleasant room particularly in the mornings. There is also feature contemporary tiling and glazed door leading to side garden.

W.C.
5'2" x 2'3" (1.60 x 0.70)
Newly installed suite comprising W.C. and small vanity unit wash basin with cupboard beneath. There is a panel containing the concealed new consumer unit and fuse board and a window to side.

First Floor Landing
Spacious over stairs storage cupboard with shelving, window to side, feature panelling and new access to loft space which is extensively boarded and has a fitted ladder.

Bedroom One
12'11" x 10'10" (3.96 x 3.31)
Picture rail, double glazed bay window to front , panelling to one wall and radiator.

Bedroom Two
11'6" x 8'10" (3.51m x 2.69m)
Double cupboard, plus cupboard housing boiler with additional shelving, radiator, feature panelled wall and double glazed window to rear with fitted blinds.

Bedroom Three
7'11" x 6'3" (2.42 x 1.91)
Radiator, panelled wall and double glazed window to rear.

Bathroom
5'8" x 5'7" (1.73 x 1.72)
Modern replacement suite comprising panelled bath with Galaxy G7000 shower over and screen, replaced vanity unit wash hand-basin with cupboards beneath, low level W.C., fully tiled walls, chrome heated towel rail, illuminated feature mirrored cabinet to remain, electric under floor heating and obscure double glazed window to front.

Rear Garden
66' (20.12m)
One of the features of the property is this delightful easterly facing rear garden, fully enclosed by good condition panel fencing. The garden commences with a patio area which is a real suntrap particularly in the mornings and ideal for alfresco dining, sitting out having a morning cuppa, largely laid to lawn with a very nice and secluded and sheltered seating area behind the garage which gets the sun for a good part of the day and an outside light.

Garage
This is of brick built construction with an up and over door, power and light.

Agents Notes
Tenure - Freehold
Council Tax Band - C






SUNDAY
MORNING
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ABBA

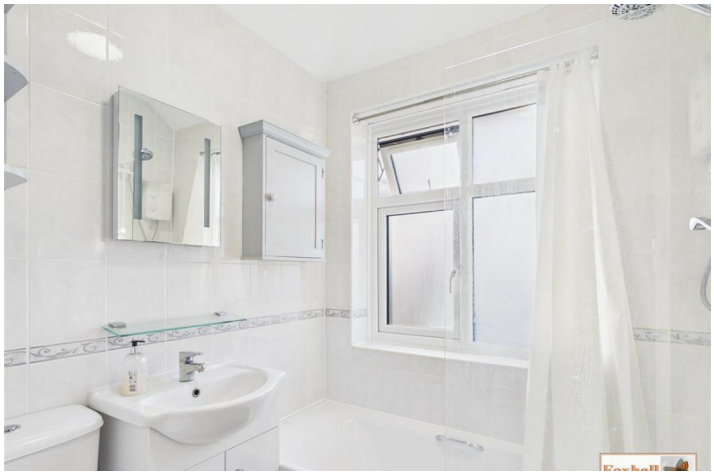

BEST
SEAT IN
THE
HOUSE



















Road Map



Hybrid Map



Terrain Map



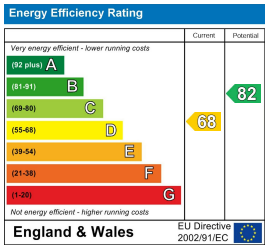
Floor Plan

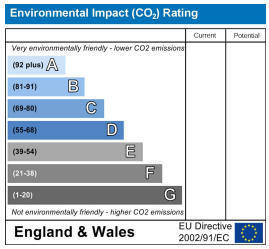


Viewing

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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