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Selkirk Road

Northgate Catchment, Ipswich, IP4 3JD

Offers in excess of £325,000

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Front Garden

Access via a drop kerb which gives you parking for three cars comfortably via a block paved driveway. There is also access for a smaller car via a stone and shingle area down the right hand side of the property which gives you access to the air source heat pump and access to the rear garden.

Kitchen / Diner

20'7" x 9'10" (6.27m x 3.00m)

Accessible via a double glazed obscure door facing the front, two double glazed windows facing the front, wall and base fitted units with cupboards and drawers, stainless steel 1 1/2 sink bowl and drainer unit with a mixer tap over, electric hob with a cooker hood above and stainless steel splash-back, double built-in oven with a grill function, integrated fridge and freezer, integrated dishwasher, roll top worksurfaces, laminate flooring, USB sockets, spotlights, plenty of room for dining, feature panel wall and underfloor heating.

Lounge

20'6" x 9'8" (6.25m x 2.95m)

Double glazed window facing the rear with fitted shutters, double glazed double French doors facing the rear going out into the garden with fitted shutters, feature media wall and laminate flooring.

Mid Lobby

Access to the stairs with an under the stairs storage cupboard, laminate flooring, feature panel walls, underfloor heating and a door to the cloakroom W.C.

Cloakroom W.C.

7'10" x 5'6" (2.39m x 1.68m)

Extractor fan, spotlights, low-flush W.C., vanity wash hand basin with a mixer tap and tile splash-back, lino flooring and a cupboard which houses the water tank, consumer unit and the air source heat pump control panel and underfloor heating.

Landing

Double glazed obscure window facing the side, doors to bedrooms one, two, three and the family bathroom.

Bedroom One

14'6" x 9'8" (4.42m x 2.95m)

Double glazed window facing the rear, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

6'9" x 6'7" (2.06m x 2.01m)

Double glazed obscure window facing the rear, low-flush W.C., corner shower cubicle with splash-back boarding and a wall mounted shower, extractor fan, spotlights, vanity wash hand basin with a mixer tap over and splash-back boarding, wall mounted mirror, stainless steel towel rail and lino flooring.

Bedroom Two

12'11" x 9'2" (3.94m x 2.79m)

Double glazed window facing the front, radiator and carpet flooring.

Bedroom Three

11'0" x 9'9" (3.35m x 2.97m)

Double glazed window facing the front, carpet flooring, radiator, feature panel wall and access to the loft.

Bathroom

6'9" x 6'7" (2.06m x 2.01m)

Double glazed obscure window facing the side, low-flush W.C., panel bath with a mixer tap and shower over, glass swing screen with splash-back boarding, extractor fan, spotlights, vanity wash hand basin with a mixer tap over, stainless steel towel rail and lino flooring.

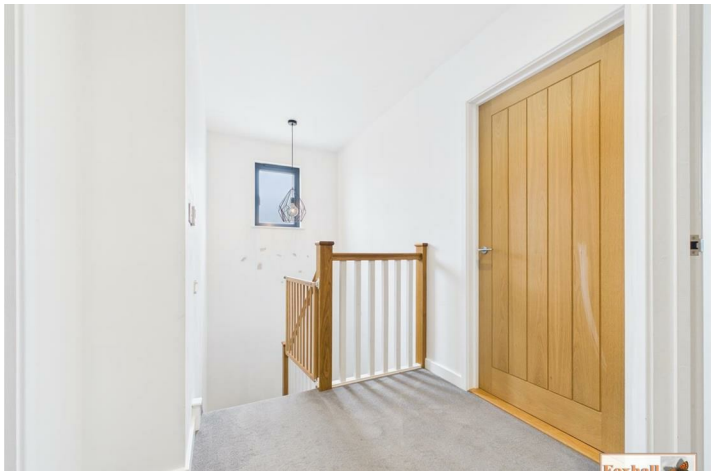
Rear Garden

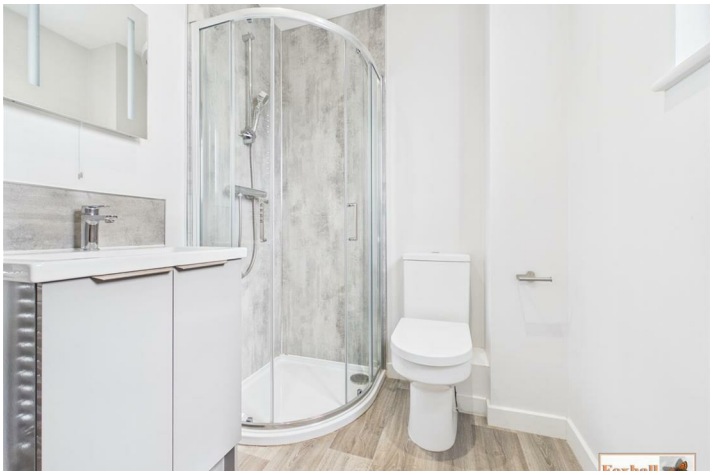
Fully enclosed south east facing rear garden which has a patio area, shingle borders, access to an outside tap,

mostly laid to lawn and fully enclosed via wooden panel fencing and conifer hedging, a pasageway which leads to the front of the property and access to external lighting.

Agents Notes

Tenure - Freehold
Council Tax Band - C





Road Map

Hybrid Map

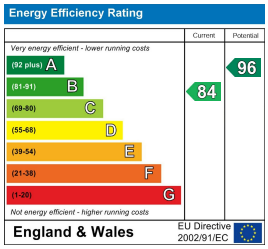
Terrain Map

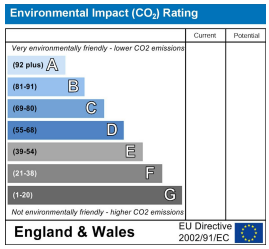
Floor Plan

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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